

**WESTFARMS
TENANT CONSTRUCTION REQUIREMENTS
2024 ONLY**

GENERAL INFORMATION

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Tenant construction requirements are subject to change at any time.

GENERAL TENANT CONSTRUCTION REQUIREMENTS AND PROCEDURES

The following rules and procedures shall be strictly adhered to during all phases of tenant construction.

THE GENERAL CONTRACTOR MUST HAVE ALL APPLICABLE PERMITS ON FILE IN THIS OFFICE PRIOR TO BEGINNING ANY WORK.

1. Prior to the start of any demolition/construction, the tenant's general contractor will schedule a Pre-Construction Meeting through Westfarms Facilities staff.

THE GENERAL CONTRACTOR'S JOB SUPERINTENDENT MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING.

If an additional pre-construction meeting is required due to a change in job superintendents, an additional charge of Two Hundred Dollars (\$200.00) will be required from the general contractor. Please note that this additional charge of \$200.00 is non-refundable.

At the Pre-Construction Meeting, the tenant's contractor will:

- Provide a copy of all applicable building permits.
 - Provide all required insurance and construction information forms. See Appendix B for insurance requirements and proper wording of insurance certificate.
 - Provide a Five Thousand Dollars (\$5,000.00) security damage deposit (made out to West Farms Mall, LLC). Please note that if for any reason a second pre-construction meeting is required, an additional charge of \$200.00 will be required from the general contractor. This additional charge of \$200.00 is non-refundable.
 - Facilities fee will be a flat fee of \$1,300.00 for 0 to 25 feet of frontage and \$1,800.00 for 26 feet or more of frontage. The fee is paid by the store contractor as a non-refundable construction charge.
 - Sprinkler shutdown fee of \$1,400.00 for complete sprinkler shutdown to install isolation valve at beginning of job and to remove isolation valve at end of job (\$650.00/full shutdown).
 - Provide a copy of IRS Form W-9 for contractor
 - Review the landlord approved construction drawings.
 - Complete a lease line inspection and review the space.
 - Contractor to supply this office with SDS sheets on products used.
 - Fire spread sheets on all materials.
 - Provide a Construction Schedule and a list of company contacts
 - Provide a Sub-Contractor list
2. All construction shall comply with applicable federal, state and local codes. Conditions may require clarification in specific areas and the landlord recommends that close communications with the local building authorities be maintained throughout the project.
 3. Westfarms is a smoke-free environment.
 4. The following are REQUIRED contractors at Westfarms:

- a. McPhee Electric – for alarm tie in for B & C Buildings.
 - i. Tenants in B&C Buildings need to provide one interface module, horn and strobe. Tie in will be performed by landlord designated contractor at tenant cost.
 - b. FJ Dahill Roofing Co. – any roof work in the shopping center
 - c. Paine’s Inc. for open box dumpsters (only if demo requires an open box dumpster).
 - d. Crest Mechanical – any sprinkler work in the shoppingcenter.
 - e. McLain Electric – Shark Electric meter installations.
5. Onsite storage spaces are available for contractor use during construction. Please contact Brian Halgas at 860.561.3420 for pricing and availability.
6. If electrical services need to be changed out or the contractor will be changing the meter, the required replacement meter will be Shark-200S Electronic Sub meter with WIFI Ethernet Capability and Data Logging.
- a. Electric meter orders will be placed through the landlord and the tenant GC will be charged for the cost of the meter. Contact Brian Halgas for ordering information and estimated pricing for bidding purposes.
 - b. The General Contractor will be responsible for hiring landlord’s mandated contractor, at GC’s cost, for installation of electric meter.
7. Internet and telephone services **MUST** be ordered or coordinated through Landlord’s required provider, Granite Telecommunications. The local exchange carrier (Frontier) will be denied access to telephone closets to drop circuits if Granite does not have a service/ticket number on file. Any LEC technician or electrician wishing to gain access to telephone closet for telecommunication work needs to check in with Security.

SUMMARY OF CONSTRUCTION FEES

Due at Pre-Construction Meeting:

- \$5,000 refundable construction deposit
- \$1,800 facilities fee for spaces with frontage of 26 ft. or more; \$1,300 for spaces with frontage of 25 ft. or less
- \$1,400 for complete sprinkler shutdown (\$700) isolation valve installation at beginning of job, (\$700) isolation valve removal at end of job)

Other Construction Fees Charged to GC (must be paid prior to release of security deposit):

- \$50.00 daily isolation valve close/open
- \$600.00 crane lift fee due before time of lift
- \$600.00 cleaning fee for each occurrence of center cleaning contractor cleaning up construction dust.
- \$75.00/octagon, \$40.00/key of mall tile billed at the end of job
- \$75.00/12x12 mall tile
- \$75.00/24x12 mall white tile
- \$750.00 air lift fee due before time of lift

IMPORTANT CONTACTS AND TELEPHONE NUMBERS

Landlord's Tenant Coordination Representative

Charrise White
The Taubman Company
Bloomfield Hills, MI

Tel. 317.987.3540
cwhite@taubman.com

Onsite Landlord

Westfarms Facilities Department
(Tim Mellow, John Samuels, Jared Wray)

Tel. 860.561.3420

Mike Gonsalves, Facilities Director

508.654.2289

Brian Halgas, Facilities Superintendent

860.989.7648

Westfarms (Allied Universal) Security
Westfarms Management

Tel. 860.521.2874
Tel. 860.561.3420

Roofing Contractor – REQUIRED

FJ Dahill Co. Inc.

Tel. 203.469.6454

Fire Alarm Tie-In – REQUIRED (for B&C Building)

McPhee Electric – Chris Lappen

Tel. 860.677.9797
Fax 860.674.9385

Trash Hauler - REQUIRED

Paine's Inc.

Tel. 860.844.3000
oncallservice@painesinc.com

Sprinkler Contractor – REQUIRED

Crest Mechanical
Nate Breglio

Tel. 860.724.3431 x *115
Fax 860.251.7132

Electric Meter Installation Contractor – REQUIRED

McLain Electric
Jeff McLain

Tel. 860.667.9280
Fax 860.666.3853

Fire Insurance Carrier

Global Risk Consultants
100 Walnut Ave, Suite 501
Clark, NJ 07066

Tel. 203.265.1813
GRC Site Number
1935.8206

Internet/Telephone Provider

Granite Telecommunications

Tel. 1-855 GRT-GRID
(1.855.478.4743)

TOWN OFFICIALS

Town of Farmington

Building Inspector		Tel. 860.675.2315
Fire Marshal	(Engineering)	Tel. 860.675.2305
	(Fire Marshal)	Tel. 860.675.2320
Health Department		Tel. 860.352.2333
Police Department		Tel. 860.675.2400
Fire Department		Tel. 860.675.2322
Poison Control		Tel. 860.679.4540

Town of West Hartford

Building Inspector		Tel. 860.561.7530
Fire Marshal		Tel. 860.561.8320
Health Department		Tel. 860.561.7900
Police Department		Tel. 860.523.5203
Fire Department		Tel. 860.561.8300
Poison Control		Tel. 860.679.4540

BARRICADES

- The tenant will provide installation of barricades.
- If a barricade is to be moved out, it will be by tenant.
- Tenant contractor will coordinate the removal of the barricade with landlord.
- If a door is needed on the barricade, landlord must approve it.
- Barricades will not be fastened to mall soffits, neutral piers or terrazzo floor.
 - o Contractor will be responsible for repair/painting of neutral piers and soffit upon removal
- No graphics or signage will be allowed on the storefront barricade without the written permission of center management (General Manager or Marketing & Sponsorship Director).
- If a door is installed, contractor will provide its own padlock or lockset.
- Barricades will not be allowed more than three (3) feet out from the leaseline.
- A visqueen dust barrier must be installed, **by tenant contractor**, prior to demolition between the barricade and the store front to protect the barricade and mall common area from the infiltration due to dust. This will be maintained throughout construction.
- Mall tile behind the barricade **must** be protected. Carpeting or Masonite is suggested.
- The tenant contractor will plan on a regular cleaning of the barricade during the construction process and a full cleaning when the barricade is removed prior to store opening.
- During construction, the tenant contractor will be responsible to maintain the barricade in a clean and professional appearance. Any damages to the barricade system caused by the contractor or sub-contractors will be the responsibility of the contractor.

DELIVERY OF CONSTRUCTION MATERIALS

- All deliveries of materials must be arranged through the landlord. A 48-hour prior notice of deliveries is recommended. The landlord will determine the appropriate loading dock and delivery route. Under no circumstances will any materials be brought through the center without adequate protection to the floor. The tenant's job superintendent will coordinate all such activities through the landlord on a daily basis.
- Loading areas and service corridors are to be free of any construction materials. Deliveries of construction materials are to be complete by 9:00 a.m. each day.
- No construction material or deliveries will cross the center common area while the center is open.
- No delivery materials will be left in rear hallways or loading docks.
- Any construction or delivery material left in the hallway will be subject to a \$600 fine.
- Any cleaning needed to be performed by the center cleaning contractor due to tenant construction will be billed to the tenant contractor at \$550 per occurrence.

SECURITY

- Tenant Contractors shall contact the landlord to gain access to barricades, roof doors, telephone and electrical closets, or any other secure center spaces.
- Behavior and conduct of contract workers on center property are the responsibility of the tenant general contractor. Eating or taking breaks in the common (public) area of the shopping center is prohibited. Contract workers may eat inside restaurants, which have their own seating areas.
- Equipment, tools and materials safeguard and control are the responsibility of the contractor. Reasonable center security is provided but the landlord is not responsible for items lost or stolen from tenant spaces. Tenant general contractors should urge sub-contractors and workers to chain lock or otherwise secure tools and items of value.
- Contractor vehicles will be parked in designated areas only. Violators will be towed off property at the owner's expense. It is the responsibility of the tenant general contractor to notify all sub-contractors working for him/her of parking and loading policies.
- Westfarms is a smoke-free environment.

Roofing and Parking Procedures

Prior to any work being done, the following procedures must be adhered to:

- Access to the roof will be only given after a representative of the company doing work on the roof has reviewed the work with the landlord. The landlord will then make arrangements for and approve access to the roof on a daily basis.
- Upon completion of work, all trash and debris generated must be removed. We do not allow any new or used materials, tools, or equipment to be left on the roof, in any back hallways, or outside any area of the building.
- If compliance to any of the above policies and procedures are not followed, Westfarms reserves the right to refuse access to the roof.
- Crane lifts of tenant equipment must be scheduled at least forty-eight (48) hours in advance with the landlord. These lifts are to be completed prior to 8:00 a.m. with exception of Sundays by 9:30 a.m. **The contractor must supply ground traffic control and barricade material.** Please note there is a five hundred (500) pound limit for anything being rolled across the roof; any items less than 500 pounds can be rolled across the roof on $\frac{3}{4}$ " plywood. Equipment in excess of 500 pounds will need to be lifted directly to the dunnage.
- Crane Lift Fees – A \$600 fee will be assessed for crane lifts. Payment is required prior to the work being performed and checks are to be made out to West Farms Mall, LLC

DEMOLITION/TRASH

B/C Buildings Only:

Prior to the start of any tenant demolition, McPhee Electric shall be contacted by the tenant's general contractor and arrange to have the tenant alarm circuit disconnected. Prior to the tenant receiving approval from the landlord to remove the barricade, the alarm reconnection must be complete by McPhee Electric. It is recommended that the fire protection devices be reclaimed, if possible. See landlord for fee information.

Air filtering of the return air plenum must be in place prior to work. These are the openings on the tenant demising walls. Plan on changing filters weekly and remove at end.

All Construction:

- Prior to the start of any tenant demolition, a fire protection lockable isolation valve shall be installed. This will be closed and locked at the start of demolition and opened and locked daily when the space is to be vacated. Only Center Security and Facilities Departments will have keys for these valves. Security and/or Facilities staff will supply the key for the shutoff and activations. It is imperative that the landlord be notified of any fire protection damage that may occur. It is also imperative that the tenant contractor contact his/her sprinkler contractor if this occurs. Please note that this valve will be removed at the completion of construction AND prior to tenant opening.
- Under no circumstances, will any trash be brought through the center without adequate protection to the floor.
- Loading areas and service corridors are to be free of any trash at all times.
- The tenant general contractor will remove all trash and debris on a daily basis.
- **Westfarms' required trash hauler is Paine's Inc. All arrangements for open box dumpsters need to be arranged through them at 860.844.3000**
- **No dumpsters on site during occupied hours.**
- Placement of all dumpsters will be coordinated with the landlord.
- Dumpsters must be removed by 8:00 a.m. Dumpsters in fire lanes by F Building (by bus stop) will need to be removed by 6:00 a.m.
- Prior to any demolition/construction, adequate protection shall be added to the mall terrazzo and a visqueen barrier will be attached from the top of the store front to the base of the barricade to prevent dust from getting into the mall area.
- Contractor will cover neutral piers that are located behind barricade to prevent construction damage.

- The tenant contractor will be charged a minimum of \$550 per occurrence for any cleaning landlord's cleaning contractor performs due to tenant contractor negligence (please see page9).
- The tenant general contractor will have and maintain walk off carpeting at all exits into the common area and also have a dust mop, pail, wringer and mop available during all phases of construction.
- Prior to the store opening, the General Contractor will be responsible and provide the tenant with one (1) 30 yard box for the initial stocking debris generated from this merchant. This will only be used for cardboard and will not be used for construction material or wet trash. This should be coordinated with the landlord.

Landlord's REQUIRED Trash Hauler: Paine's Inc.– Tel. No. 860.844.3000

FIRE PROTECTION

- **Sprinkler Shop Drawings must be submitted to the Landlord's representative (GRC), and the Farmington or West Hartford Fire Marshal for review and approval before work begins. General Contractor MUST provide Global Risk Consultant's letter of approval to landlord before construction deposit can be released.**

- Prior to the start of any tenant demolition, a fire protection lockable isolation valve shall be installed. This will be closed and locked at the start of demolition and turned on and locked daily when the space is to be vacated. Only Center Security and Facilities Departments will have keys for these valves. Security and/or Facilities staff will supply the key for the shutoff and activations. It is imperative that the landlord be notified of any fire protection damage that may occur. It is also imperative that the tenant contractor contact his/her sprinkler contractor if this occurs. Please note that this valve will be removed at the completion of construction AND prior to tenant opening.

- Isolation valve shutdowns can be done during the operating hours of the shopping center providing these have been scheduled at least twenty-four (24) hours in advance with Center Facilities. There will be a \$50 fee payable to West Farms Mall LLC for this work. This will cover the deactivation and re-activation of these tenant systems. The contractor, prior to having the tenant systems re-activated, will fill this system from the domestic water supply and pump this (the tenant system) up to 150 pounds per square inch. When this is complete, the Facilities staff should be notified. Security will disarm the tenant address, Westfarms Facilities will then shut down the center fire pump and unlock the isolation valve as the tenant contractor opens this system. The valve will then re-activate this address at which time the fire pump will be placed back in the auto position. Both Fire Departments as well as the Center Insurance Underwriter will be notified.

- Prior to the final connection of the tenant system to the main system, the tenant system will be hydrostatically tested at 200 PSI for two hours. This test must be witnessed by the local building and fire authorities, a landlord's representative and the tenant's sprinkler contractor. All witnesses must sign a "Contractor's Material and Test Certificate" and copies of the certificate given to the local Fire and Building authorities and the landlord.

- Upon the completion of the installation of the fire protection system and hydrostatic test, the tenant general contractor shall contact the landlord's representative to make a final inspection and approval of the system. Copies of the as built sprinkler drawings and the hydrostatic test certificate must be forwarded to the landlord's representative at that time.

- Shutdown Fees - \$700 **per full shut-down** must be paid in advance of shutdown to install the isolation valve and again to remove this valve at the completion of construction. Please schedule these shutdowns forty-eight (48) hours in advance. Ongoing sprinkler work will be charged at a rate of \$50 per occurrence.

CEILINGS

- Tenant's contractors shall not tie into the support from the landlord's soffit for ceiling construction.
- Contractor shall not support any tenant construction from the landlord's metal roof deck.
- The tenant framing contractor should, when possible, utilize existing hangers and fastening devices overhead in the center hollow-core precast slab, however it is the contractor's responsibility to assure the stability of existing fasteners.
- Contractor is allowed to brace to the concrete deck above (first floor only), but anchoring must be noted in the construction documents and approved by Landlord's Tenant Coordinator. The storefront, hang bars or other heavy items will not be allowed to brace to concrete deck without structural analysis.
 - Contractor is allowed to attach with no more than a ¾" length embedment anchor if there is no other solution and no steel nearby. Recommended embedment anchor is the Hilti 3.3.14 Metal Hit Anchor (see Appendix B)
 - Contractor must coordinate attachments with landlord to assure that the steel reinforcement in the webs of the concrete planks will not be damaged by insertion of the embedment anchors.
 - Contractor will note the allowable loads of the embedment anchor. Confirmation of loads as adequate for tenant use is the responsibility of the tenant team.
- All ceiling suspensions shall be constructed entirely of metal.
- All ceilings shall be of non-combustible materials.
- All materials used above the ceiling must be fire rated for use in a plenum ceiling.
- Tenant must label all their utilities above 12 feet within the space every 30 ft. This should include the VAV air compressor line.
- If the center's common area HVAC ducts run through a tenant space, tenant contractor must contact landlord to arrange for duct cleaning before ceilings are reconstructed.
- Access to VAV boxes, valves and fire alarm interfaces are to be provided by the tenant via access panels, removable ceiling tiles or removable diffusers. The access is to be coordinated through landlord.
- Tenant is required to repair any damage to the landlord soffit.

FLOORS

- Restaurants, all restrooms and other miscellaneous “wet” work areas shall have approved membrane water proofing between the sub-floor and the finish floor (latacrete to go 4” up the wall). Restrooms will have a floor drain and marble threshold. Landlord will witness a wet test after floor is sealed.
- All penetrations through the second level pre-cast floors must be made through water tight sleeves. Such penetrations shall comply with the landlord's "floor cut" criteria and shall be inspected and approved by the landlord.
- All bathrooms will have floor drain and/or cleanouts installed.
- Install marble threshold at restrooms.

FLOOR CUTS

The following requirements and restrictions shall apply whenever any penetrations are to be made in either the upper level pre-cast floor or lower level slab. Penetrations include, but are not limited to, saw cutting, drilling, core cutting, jack-hammering and chipping.

- Prior to any floor cuts, the landlord will be consulted to review the areas to be cut and advise the tenant contractor of any known utilities in or under the slab.
- On upper level penetrations, the tenant contractor will perform a physical survey of the area to be cut (including under the slab) to verify the existence of any service or utility lines.
- On upper level penetrations, the tenant contractor will perform a nondestructive survey to locate the hollow cores and structural members of the precast concrete.
- On lower level penetrations, the tenant contractor will perform a nondestructive survey to detect any electrical lines in or under the slab.
- The tenant contractor will contact the telephone company to verify the existence of any under slab telephone lines.
- Saw cutting and core cutting of the upper level pre-cast plank is not permitted. Core cutting is acceptable in portions of buildings B & C.
- Limited amount of mall tile available at \$40 each for keys and \$75 each for octagons.
- The tenant contractor will sign a Hold Harmless Agreement, indemnifying the landlord and will assume full responsibility for any injuries or damages incurred during the floor cutting process.
- The tenant is required to install a Terrazzo strip per specifications at the lease line.

CONCRETE

- All concrete pours must be scheduled a minimum of 48 hours in advance through the landlord.
- Routes into mall from concrete trucks shall be designated by the landlord. No propane or gas machinery will be used in the center.
- Concrete trucks must park where directed by the landlord.
- The landlord requires a visqueen barrier along the route that concrete is brought into the center. If the route for the concrete comes across the center common area tile, 3/4" plywood along with plastic must be used for protection.
- Concrete trucks are not allowed to washout on any portion of center property.

DEMISING WALL/INTERIORS

- The landlord shall install four-inch metal studs after the tenant's slab has been poured.
- The tenant general contractor shall apply gypboard to the tenant's side of the demising wall. Gypboard shall be installed in such a manner that the resulting partition will be airtight to the ceiling/roof structure above.
- No materials are to be fastened to the roof deck.

ELECTRICAL

- The landlord will provide temporary electrical service in designated areas for tenant spaces that do not have existing service. The tenant contractor shall run temporary wiring from this service to the tenant space for use until permanent service is installed.
- The permanent route for the electrical service will be approved and directed by landlord.
- The tenant's contractor shall remove ALL temporary wiring (within the tenant space and back to the service) once permanent power has been connected (including temporary phone lines).
- All permanent wiring in the tenant space shall be conduit (rigid or EMT). MC shall be used for short pigtail to fixtures.
- The tenant will be responsible to supply a permanent 277/480 volt electrical service to the tenant space as directed by the landlord.
- All wiring shall be copper.
- Pigtails not to exceed 6'.
- Tenant to label a conduit every 30' in space and rear hall to bus or electrical room.
- If electrical services need to be changed out or the contractor will be changing the meter, the required replacement meter will be Shark-200S Electronic Sub meter with WIFI Ethernet Capability and Data Logging.
 - o Meter orders will be placed through the landlord and the Tenant will be charged through the Lease Administration department for the cost of the meter. Contact Brian Halgas for ordering information and estimated pricing for bidding purposes.
 - o The General Contractor will be responsible for hiring landlord's mandated contractor, at GC's cost, for installation of Shark WIFI electric meter.
- Telephone lines shall be placed in conduit from the tenant space through neighboring tenant spaces to the proper telephone terminal and labeled every 30 feet. Please be sure to coordinate all work with Granite Telecommunications.

V.A.V. BOXES AND THERMOSTAT (For B & C Building)

- The HVAC system is a central plant system with the main supply air being delivered to the space via a main supply air duct.
- Prior to closing the ceiling, the landlord and the tenant's general contractor will sign off on the proper operation of the V.A.V. box.
- All tenant return air openings will have suitable filtering material installed during all phases of construction. These should be removed prior to air balancing of the tenant systems and completion.

PLUMBING

- The landlord will designate the tie in locations for all utilities.
- All sanitary and domestic tie-ins are located in the lower level of the center. The tenant contractor is responsible for making penetrations through the pre-cast slab for piping to the upper level. See "Floor Cuts".
- When upper level construction requires work in lower level, leased and occupied spaces, it is the responsibility of the tenant contractor to negotiate access to such area with the applicable owner or manager. Any damage caused in such areas due to work by tenant contractor is the responsibility of the contractor. Should Security be required, Landlord's Contracted Security Company, Allied Universal, is available to provide this service. Contact Security Dispatch at 860.521.2874.
- Tenant general contractors shall insure that all sanitary cleanouts located in the tenant space are accessible upon the completion of construction. Cleanouts shall not be carpeted over, tiled over or sealed by walls or partitions.
- The tenant plumbing contractor shall furnish and install a domestic water meter in the tenant space and this shall be the only water meter in the tenant space. Such meter shall be located not more than three (3) feet above the floor and be located so that it is easy to read. No meter by-pass, loops are allowed. Remote read outs are not acceptable.
- Tenant plumbing contractors shall use copper, steel or cast iron pipe only. The use of no-hub with clamps is acceptable.
- All domestic water lines, exposed or concealed, shall be insulated with a good grade of insulating material.
- Tenant plumbing contractors shall be responsible for checking and ensuring that there are no open taps or risers, stacks or branch line prior to use.
- All bathrooms will have floor drain and cleanouts installed.
- Water Meter Spec - Seametrics SEA-MJR200100G
- All piping, sanitary, water and vent should be labeled every 30' with tenant space number. This should include piping below the slab on the second level.
- Contractor shall be responsible for machine cleaning (auger) sanitary lines back to the mall main prior to store opening.

ROOF

- Tenant general contractor shall contract the landlord's REQUIRED roofing contractor, FJ Dahill (203.469.6454) to arrange for any penetrations required through the landlord's roof. No other contractors are allowed to make roof penetrations.
- Access to the roof by tenant contractors will be scheduled through the landlord. Contractors will be required to leave a driver's license at the Security Office while working on the roof. All access to the roof will be through the center's roof hatches. Ladders against the building are not permitted.
- No ducts, troughs, pipes, conduits or any other objects shall be run horizontally across the roof.
- No antennas or other objects that are visible above the roof parapet shall be installed without prior permission from the landlord.
- It is the responsibility of the tenant contractor to remove and clean all materials and debris from the roof. Failure to do so will result in a charge to the general contractor. Any charges will be withheld from the security deposit.
- Existing roof penetrations that are not being re-used must be completely removed (including all curbs and pitch boxes) and roof repaired to original condition.
- There is a five hundred (500) pound weight limit for anything being rolled across the roof. Equipment under 500 pounds can be rolled across the roof on $\frac{3}{4}$ " plywood. Equipment in excess of 500 pounds will need to be lifted directly onto the dunnage.
- Crane lifts of tenant equipment must be scheduled at least forty-eight (48) hours in advance by calling Brian Halgas at 860.989.7648. These lifts are to be completed prior to 8:00 a.m. with exception of Sundays by 9:30 a.m. The contractor needs to supply ground traffic control and barricade material.
- Any rooftop equipment associated with the constructed space must be labeled with the store name and space number with 2" black vinyl letters.
- A check for \$600 payable to West Farms Mall, LLC will be required for all cranelift work.

INSPECTIONS

It is the tenant contractor's responsibility to schedule inspections, during all phases of construction, with the local building authorities. In addition, the tenant contractor will schedule, with the landlord, the following inspection:

- Underground slab sanitary.
- Domestic water tie in (to main).
- Sprinkler System tie in (to main).
- Fire Wall (at storefront).
- All roof work.
- Electrical tie in (to main).
- V.A.V. box inspection
- Neutral pier and lease line.
- Pre-Opening (prior to barricade removal)
- Neutral pier and lease line
- Restroom/wet work area waterproofing test.

PARKING

Contractor vehicles will be parked in designated areas only. Violators will be towed off property at the owner's expense.

It is the responsibility of the tenant general contractor to notify all sub-contractors working for him/her of parking and loading policies.

ACCESS POLICY

Contractors who have not obtained permission in advance from the center management office will not be admitted to the center. If a tenant expects to have a contractor perform work in the store during off hours, they should alert the management office. Failure to do so will result in them not being admitted or the store manager receiving a phone call during the night to verify the visit.

Anyone in the center without a valid reason to be here will be trespassed. At no time should employees or contractors be lingering in the common area of the center. If you have questions regarding this policy, you may contact Elizabeth Ryan at 860.561.3420.

Service Entrances open for employees/deliveries:

Monday through Saturday	8:00 A.M. to 10:30 P.M.
Sunday	9:00 A.M. to 6:30 P.M.

Main Entrance open to the public:

Monday through Saturday	9:00 A.M. to 10:30 P.M.
Sunday	11:00 A.M. to 6:30 P.M.

MALL FINISHES

NEUTRAL COLUMN LAMINATE PAINT



DOOR PAINT, RECEIVING DOORS & EMERGENCY EXIT AND TENANT RECEIVING



SOFFIT CEILING PAINT

Sherwin Williams ProMar 400 Flat finish, White

Kydex #72010 8 X 96 .040 35.53
Industrial Safety Supply

BARRICADE

Glidden Professional Paint Center
80 South Street
Elmwood, CT 06110
Tel. 860.947.2080

1051 Low Lustre in satin. Eggshell old barricade.

ROOF STEEL

Pittsburgh Industrial Enamel - Chromium Gray 2751

WESTFARMS TENANT REAR ENTRY/EXIT VESTIBULE FINISH REQUIREMENTS

It is the tenant contractor's responsibility to complete the following details:

- Prime coat ceiling and wall area of vestibule.
- Finish paint ceiling and wall. Refer to finish specs.
- Install vinyl cove base.
- Paint rear door silathane 1236 Acorn.
- Install metal wall corner guards and return metal to door frame.
- Rear door sign must be 2" X 15" in size in brown with engraved white lettering. (Space No. and Store Name)

HAZARDOUS MATERIALS

The identification, handling, and disposal of hazardous materials, as determined by federal, state, county, and/or city statutes, ordinances, regulations, laws and codes, is the responsibility of the general contractor. If hazardous materials are identified (e.g. ACMs-asbestos containing materials, PCBs, etc.) the general contractor shall immediately notify the center management office and the appropriate government authority. All work in the affected area must stop and an "action plan" developed before recommencing work.

The landlord requires Safety Data Sheets (SDS) on certain materials, specifically floor tile and adhesives (mastic). The general contractor shall ensure that all materials used in store construction are identifiable, the SDS's are readily available (on the job site), and the applicable SDS sheets are provided to the landlord.

All materials used in construction shall be "ASBESTOS FREE". Materials listed as "non-asbestos" are unacceptable and shall not be used for construction.

WELDING

Any welding will be reviewed and pre-approved by the landlord. All welding must comply with applicable codes and ordinances.

The welder is required to fill out a Hot Work permit at security dispatch and must have it signed by the landlord prior to any welding or cutting.

A fire watch must be provided for during and after the hot work has ceased per the requirements of the hot work permit. The person conducting the fire watch must be physically present at the work location and must have no other duties and/or responsibilities other than the fire watch.

Sprinkler systems must be active during any hot work.

WESTFARMS AIR LIFT (HELICOPTER) REQUIREMENTS

When conditions require that mechanical equipment be air (helicopter) lifted on to the roof, the following requirements will apply:

- All air lifts will require a minimum of 21 days' notice to the Westfarms Management Office, as well as the local fire and police departments. Note that both Farmington and West Hartford Building, Fire and Police Departments must be notified (and notification documented) regardless of which town the work is to be done in.
- All air lifts will be completed on Sunday morning between the hours of 6:00 a.m. and 8:30 a.m. These hours will be subject to change depending on the operating requirements of Westfarms management.
- The helicopter contractor will provide Westfarms with a Certificate of Insurance naming "West Farms Mall, LLC and their managing agent The Taubman Company LLC" as additional insured. Limits of Liability are as follows:
 - Aircraft Liability - \$20,000,000.00
- Both the General Contractor and the Helicopter Service will sign the attached Hold Harmless Agreement indemnifying Westfarms against any and all damages and claims associated with the air lift (copy enclosed).
- The General Contractor will be required to submit copies of all FAA Required documentation prior to the lift, as well as any other permits or licenses required.
- A fee of \$750.00 will be assessed by Westfarms. The General Contractor will submit a check, payable to West Farms Mall LLC, prior to the date that the work is to be done.
- In addition, Contractor is required to hire Landlord's Contracted Security Company, UPS and make payments directly to UPS for their services. A minimum of five (5) officers will be required to secure the building and parking lot. Arrangements can be made by contacting the Security Dispatch Office at 860.521.2874.

HELICOPTER LIFT

Subject: Agreement to provide Security Service during helicopter external lift operations

The Police, Sheriff or Security Department named below agrees to provide security services necessary to exclude unauthorized persons from the vicinity of:

NAME OF BUILDING: _____

ADDRESS: _____

COUNTY: _____

During the helicopter external lift operations to be conducted by: _____

Scheduled date and time of operation: _____

Name: _____ Title: _____

Department/Office: _____

Telephone: _____

SUBJECT: NOTIFICATION OF AUTHORITIES

The following people and agencies have been notified that _____ will be conducting a helicopter external lift operation at the above named location.

FARMINGTON POLICE DEPARTMENT: _____
(Officer's Name)

TELEPHONE: _____

WEST HARTFORD POLICE DEPARTMENT: _____
(Officer's Name)

TELEPHONE: _____

FARMINGTON POLICE DEPARTMENT: _____
(Officer's Name)

TELEPHONE: _____

WEST HARTFORD POLICE DEPARTMENT: _____
(Officer's Name)

TELEPHONE: _____

CONTRACTOR: _____

CONTACT PERSON: _____

Signature: _____

TELEPHONE: _____

THIS INFORMATION IS REQUIRED BY FEDERAL AVIATION REGULATIONS. FAILURE TO PROVIDE IT WILL
DELAY THE JOB.

HOLD HARMLESS AGREEMENT

(Contractor) shall indemnify and save harmless West Farms Mall LLC and each partner thereof, The Taubman Company LLC, all Westfarms department stores and tenants, their officers, directors, employees, subsidiaries and affiliates from and against any property damage, legal action or claim, personal injury, cost or expense of any kind or nature associates with the air lift of equipment for (Tenant) to be located on the roof of Westfarms Shopping Center.

By: _____
Authorized signatory for Contractor

Appendix A

CONTRACTOR LIABILITY INSURANCE REQUIREMENTS

All contractors and all sub-contractors shall, with respect to the work, maintain and pay for the following insurance policies with minimum limits in the respective amounts indicated:

1. Commercial General Liability with a minimum of \$1,000,000 per occurrence for bodily injury and property damage, including products and completed operations coverage and contractual liability for all liability assumed by the Contractor.
2. Workers Compensation in full compliance with all statutory requirements in the state in which the Work is to be performed and insuring all employees of the Contractor. In the event that Contractor is not subject to state statute, then Owner requires Workers Compensation as is available in the state.
3. Employers Liability with a minimum of \$1,000,000 for each accident and each employee.
4. Commercial Automobile Liability Insurance with a combined single limit of \$1,000,000 for bodily injury and property damage, covering all owned, non-owned, and hired vehicles used in regular course of business.
5. Umbrella or Excess Liability with a minimum of \$1,000,000 per occurrence. Policy to provide additional limits for each of the aforementioned insurance policies. Owner and Owner's agent is to be designated as an additional insured.

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/01/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Agent/Broker Name Agent/Broker Address	CONTACT NAME: Agent contact's name
	PHONE (A/C, No, Ext): 555 555-5555 FAX (A/C, No): 555-555-6666
	E-MAIL ADDRESS: Agent contact's email address
	INSURER(S) AFFORDING COVERAGE
	NAIC #
INSURED Vendor/Contractor Legal Name Vendor/Contractor Address	INSURER A: Insurer Name Here
	INSURER B: Insurer Name Here
	INSURER C: Insurer Name Here
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	X	X	1234567	01/01/2013	01/01/2014	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS			2345678	01/01/2013	01/01/2014	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	SAMPLE TAUBMAN VENDOR/CONTRACTOR CERTIFICATE (No Contract)						
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			3456789	01/01/2013	01/01/2014	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	DED RETENTION \$						
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			4567891	01/01/2013	01/01/2014	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
	Y/N N/A						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: Location - Westfarms Mall

West Farms Mall, LLC and The Taubman Company LLC are designated additional insureds per form # CG 2026 07/04 (Additional Insured - Designated Person or Organization)

Waiver of subrogation applies in favor of additional insureds. Coverage is primary and non-contributory to any other insurance available to the additional insureds.

CERTIFICATE HOLDER	CANCELLATION
West Farms Mall, LLC c/o Westfarms Mall 500 Westfarms Mall Farmington, CT 06032	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

© 1988-2010 ACORD CORPORATION. All rights reserved.

POLICY NUMBER:

COMMERCIAL GENERAL LIABILITY
CG 20 26 07 04

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

**ADDITIONAL INSURED – DESIGNATED
PERSON OR ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)
<p>WEST FARMS MALL, LLC</p> <p>and</p> <p>THE TAUBMAN COMPANY LLC</p>
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.

Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by your acts or omissions or the acts or omissions of those acting on your behalf:

- A.** In the performance of your ongoing operations; or
- B.** In connection with your premises owned by or rented to you.

Please email or fax certificates of insurance to Brian Halgas at bhalgas@taubman.com or 860.521.8682. For questions please call 860.561.3420 ext. 2111

Appendix B

HILTI METAL HIT ANCHOR

Mechanical Anchoring Systems

3.3.14 Metal Hit Anchor

3.3.14.1	Product Description
3.3.14.2	Material Specifications
3.3.14.3	Technical Data
3.3.14.4	Installation Instructions
3.3.14.5	Ordering Information



3.3.14.1 Product Description

The Hilti Metal Hit Anchor is a drive-in type expansion anchor consisting of a zinc plated or stainless steel drive pin and an alloy expanding body for light duty fastenings in concrete and masonry.

Product Features

- Quick and easy fastening for maximum speed and installation
- Low profile mushroom head style provides a clean, tamper proof fastening
- Anchor design allows easy through-type fastenings even in bottomless holes
- Consistent load values provide light duty fastenings in concrete and masonry
- Choice of stainless steel or carbon steel finish allows outdoor or indoor use

3.3.14.2 Material Specifications

Body material: Aluminum/Zinc Alloy

Drive Pin: Zinc plated carbon steel conforming to AISI 1018. Type 304 Stainless Steel (Stainless Steel Version)

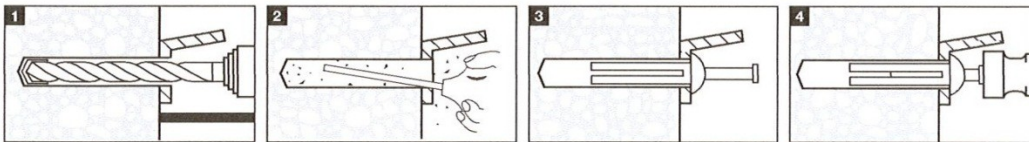
3.3.14.3 Technical Data

Metal Hit Allowable Loads in Normal Weight Concrete

Anchor Size in.	Embed. Depth in. (mm)	Concrete						Hollow Concrete block		Red Clay block	
		Tension lb (kN)		Shear lb (kN)		Tension lb (kN)	Shear lb (kN)	Tension lb (kN)	Shear lb (kN)		
		2000psi	4000psi	2000psi	2000psi						
3/16	5/8 (16)	-	-	-	-	180 (0.8)	180 (0.8)	-	-		
1/4	3/4 (19)	135 (0.6)	210 (0.9)	280 (1.2)	255 (1.1)	320 (1.4)	180 (0.8)	280 (1.2)			
1/4	1 (25)	160 (0.7)	240 (1.1)	315 (1.4)	310 (1.4)	320 (1.4)	245 (1.1)	290 (1.3)			

For overhead application reduce the allowable load values by a factor of 2.

3.3.14.4 Installation Instructions



1. Drill hole at least 1/4" deeper than anchor.
2. Clean hole.
3. Install anchor through fixture.
4. Hammer in nail until nail head is flush with anchor body. Do not overdrive.

3.3.14.5 Ordering Information

Description	Carbon Item No.	Stainless Item No.	Bolt Diameter ¹ In.	Box Qty
Metal Hit 3/16" x 7/8"	66137	N/A	3/16	100
Metal Hit 1/4" x 3/4"	15538	N/A	1/4	100
Metal Hit 1/4" x 1"	66138	230567	1/4	100
Metal Hit 1/4" x 1-1/4"	66139	230568	1/4	100
Metal Hit 1/4" x 1-1/2"	66140	230569	1/4	100
Metal Hit 1/4" x 2"	45453	230570	1/4	100



Attached are page(s) from the 2011 Hilti North American Product Technical Guide. For complete details on this product, including data development, product specifications, general suitability, installation, corrosion, and spacing & edge distance guidelines, please refer to the Technical Guide, or contact Hilti.

Appendix C

Contractor/Subcontractor List

This is provided only to assist those unfamiliar with the area and in no way should be interpreted to be an exclusive, a reference or recommendation of any of the contractors listed.

General Contractors:

Architectural Building Systems, Inc.
203 Locust Street
Hartford, CT 06114
Tel. 860.244.2491
Fax: 860.244.2497
www.abscontractors.com

Crest Mechanical Services, Inc.
P.O. Box 340683
1841 Broad Street
Tel. 860.724.3431
Fax: 860.251.7132
www.crestmechanical.com

Daniel O'Connell's Sons, Inc.
48 Hampden Street
Holyoke, MA 01040
Tel. 413.534.2902
Fax: 413.534.5667
www.oconnells.com

Fusco Corp.
Long Wharf Maritime Center
555 Long Wharf Drive, Suite 14
New Haven, CT 06511
Tel. 203.777.7451
Fax: 203.772.4568
www.fusco.com

Brownstone Construction Co.
31 Jones Road
Wallingford, CT 06492
Tel. 203.269.8641
Fax: 203.234.1246

Hirsch Construction Company
100 Conifer Drive
Danvers, MA 01923
Tel. 978.762.8744
Fax: 978.762.8455
www.hirschcorp.com

Lupachino & Salvatore
15 Northwood Drive
Bloomfield, CT 06002
Tel. 860.243.1751
Fax: 860.243.1756

The Pinney Construction Corp.
227 Shunpike Road
Cromwell, CT 06416
Tel. 860.632.6880
Fax: 860.632.6884

Acoustics, Inc.
58 Alna Lane
East Hartford, CT 06106-1181
Tel. 860.286.4900
Fax: 860.289.0690

Connecticut Acoustics
60 Holmes Road
Newington, CT 06111
Tel. 860.666.5631
Fax: 860.665.0370
www.connacoustics.com

General Contractors (Continued):

Pavarini Construction Co., Inc.
1111 Summer Street
Stamford, CT 06905
Tel. 203.327.0100
E-mail: info@pavarini.com
www.pavarini.com

S.G. Milazzo & Company
148 Dividend Road
Rocky Hill, CT 06067-3741
Tel. 860.257.7073
Fax: 860.257.3980

New Haven Partitions, Inc.
315 Front Street
New Haven, CT 06513
Tel. 203.787.4936
Fax: 203.772.7831

Partitions, Inc.
75 Charles Street
East Hartford, CT 06106-2022
Tel. 860.289.5600
Fax: 860.289.5393

The Associated Construction Company
1010 Wethersfield Avenue, Suite 304
Hartford, CT 06114
Tel. 860.296.4114
Ken Woodward
Email: kaw@accgc.com;
www.accgc.com

Permasteelisa Cladding Tech.
123 Day Hill Road, Box 767
Windsor, CT 06095-0724
Tel. 860.602.1001
Fax: 860.602.1012
www.permasteelisagroup.com

Descopro Professional Builders, Inc.
290 Somers Road
Ellington, CT 06029
Tel. 860.870.7070
Fax: 860.870.1074
www.descopro.com

WDJ Construction, Inc.
33 Wisconsin Avenue, Suite 103
Norwich, CT 06360
Tel. 860.887.3500
Fax: 860.887.0790
www.wdjconstruction.com

Carpentry, Drywall & Acoustical:

A & A Drywall & Acoustics, Inc.
66 Quirk Road
Milford, CT 06460
Tel. 203.878.3392
Fax: 203.783.1967

Acoustics, Inc.
58 Alna Lane
East Hartford, CT 06108
Tel. 860.286.4900
Fax: 860.289.0690

NK Construction, Inc.
600 Johnson Avenue
Bohemia, NY 11716
Tel. 631.256.6844

New Haven Partitions, Inc.
315 Front Street
New Haven, CT 06513
Tel. 203.787.4936
Fax: 203.772.7831

Partitions, Inc.
75 Charles Street
East Hartford, CT 06108
Tel. 860.289.5600
Fax: 860.289.5393

WDJ Construction, Inc.
33 Wisconsin Avenue, Suite 103
Norwich, CT 06360
Tel. 860.887.3500
Fax: 860.887.0790
www.wdjconstruction.com

RJB Contracting Inc.
588 Winsted Road
Torrington, CT 06790
Tel. 860.496.7503
Fax: 860.482.4541

S. G. Milazzo & Company
148 Dividend Road
Rocky Hill, CT 06067-3741
Tel. 860.257.7073
Fax: 860.257.3980
www.sgmilazzo.com

Brownstone Construction Co.
36 Jones Road
Wallingford, CT 06492
Tel. 203.269.8641
Fax: 203.234.1246

Central CT Acoustics, Inc.
105 North Cherry St.
Wallingford, CT 06492
Tel. 203.269.142
Fax: 203.265.3211

Connecticut Acoustics
60 Holmes Road
Newington, CT 06111
Tel. 860.666.5631
Fax: 860.665.0370
www.connacoustics.com

Drywall Woodcrafts, Inc.
151 New Park Avenue
Hartford, CT 06106
Tel. 860.656.0402
Fax: 860.656.0458

Modern Woodcrafts, LLC
72 Northwest Drive
Plainville, CT 06062
Tel. 860.677.7371
Fax: 860.676.8381
www.modernwoodcrafts.com

Network Interiors
336 South Washington Street (Rear)
Plainville, CT 06062
Tel. 860.793.1188
Fax: 860.793.1080
www.network-interiors.com

Carpentry, Drywall & Acoustical (Continued):

Interior Building Contractors
9 Farm Spring Road
Farmington, CT 06032
Tel. 860.678.0403
Fax: 860.678.0417

Dube Carpentry
14 Lighthouse Hill Road
Windsor, CT 06095
Tel. 860.306.5716
Mark Dube
dubecarpentry@att.net

Painting & Wall Coverings

Gagnon Painting & Decorating
50 Dunham Place
Southington, CT 06489
Tel. 860.793.2200
www.gagnonpainting.com

Joseph Cohn & Son, Inc
50 Defvine Street
North Haven, CT 06473
Tel. 203.772.2420
Fax: 203.230.0340
www.josephcohnandson.com

K.J. Lapier Painting Company, Inc.
115 Kinne Road
Glastonbury, CT 06033
Tel. 860.659.2023
Fax: 860.659.2766
Ken Lapier
Email: ken@lapierpainting.com

Painting & Decorating, Inc.
158 South Main Street
P.O. Box 871
New Britain, CT 06050-0871
Tel. 860.224.4846
Fax: 860.224.6606
www.paintinganddecoratinginc.com

SAS Finishes, Inc
5 Craftsman Road, Unit 6
East Windsor, CT 06088
Tel. 860.623.8216
Fax: 860.627.5876
Stephen LaTeano
Email: slateano@sasfinishesinc.com

Fire Protection:

Crest Mechanical Services, Inc.
P.O. Box 340683
1841 Broad Street
Hartford, CT 06134-0683
Tel. 860.724.3431
Fax: 860.251.7132
www.crestmechanical.com

Plumbing:

Ace Electric Sewer
55 Cliffmont Drive
Bloomfield, CT 06002
Tel. 860.242.5676
Fax: 860.243.5646

Anytime Sewer & Drain Service
16 Fowler Lane
East Hartford, CT 06118
Tel. 860.286.0331
www.anytimeseweranddrain.com

Crest Mechanical
1841 Broad Street
P.O. Box 340683
Hartford, CT 06134-0683
Tel. 860.724.3431
Fax 860.251.7132
preferredplumbing@earthlink.net
www.crestmechanical.com

Eugene Steinberg Co.
35 Barber Pond Road
Bloomfield, CT 06002
Tel. 860.242.2050

Wetherell Corp.
49 Shield Street
West Hartford, CT 06110
Tel. 860.953.4012
Fax: 860.953.9010

Preferred Plumbing & Drain Service
6 Tow Path Lane
Granby, CT 06035
Tel. 860.653.0002
Fax 860.653.7177
E-mail:

Ceramic Tile & Resilient Flooring:

Atlas Tile
1862 Berlin Turnpike
Wethersfield, CT 06109
Tel. 860.563.0151
Fax: 860.563.5518
www.atlas-tile.com

ECO Surfaces, LLC
P.O. Box 310070
Newington, CT 06131
Tel. 860.250.7605
Fax: 860.665.9616
Margaret (Malgorzata) Karas-Golka
www.ecosurfacesinstall.com

Epstein Brothers Carpet
1128 New Britain Avenue
West Hartford, CT 06110-2413
Tel. 860.236.1281
Fax: 860.232.6314
www.abbeycarpet.com

M. Frank Higgins & Company, Inc.
780 North Mountain Road
Newington, CT 06111
Tel. 860.953.6826
Fax: 860.953.9420
Website: www.mfhiggins.com

Joseph Cohn & Son, Inc
50 Defvine Street
North Haven, CT 06473
Tel. 203.772.2420
Fax: 203.230.0340
www.josephcohnandson.com

R&B Ceramic Tile & Floor Covering, Inc
10 Picket Avenue
Wallingford, CT 06492
Tel. 203.284.1856
Fax: 203.284.0110

Urban Contractors of CT, LLC
3080 Main Street
Hartford, CT 06120

Bragaia Masonry
40 Woodland Street
Bloomfield, CT 06002
Tel. 860.286.8123
Fax: 860.286.8123
Gianpaolo Bragaia

North Haven Ceramic Tile
2 Toelles Road, Suite 7
Wallingford, CT 06492
Tel. 203.269.7761
Fax: 203.284.8845
www.northhaventilewallingford.com

Professional Floor Covering
442 Silas Deane Highway
Wethersfield, CT 06109
Tel. 860.563.0188

Union Flooring Installations – UFI
117 Benedict Street
Waterbury, CT 06706
Tel. 203.753.4708
Fax: 203.596.0481
www.unionflr.com

M. Frank Higgis Co, Inc
780 North Mountain Road
Newington, CT 06111
Tel. 860.953.6826
Fax: 860.953.9420
www.mfhiggins.com

Spectrum Floors, Inc
299 Blacks Road
Cheshire, CT 06410
Tel. 203.272.7816

Urban Contractors of CT, LLC
Fax: 860.247.6000
Tel. 860.808.1552

Floors – X-ray:

GPRS

860.338.4694

connecticutinfo@gprsinc.com

Window Treatments:

Draperies, Inc.
226 Main Street
Norwalk, CT 06851
Tel. 203.847.4554
Fax: 203.847.2751

Ehrlich Group
4 Eastview Drive
Farmington, CT 06032
Tel. 860.678.0111
Fax: 860.677.6526
Jill Ehrlich Jarvis
Email: jill0088@sbcglobal.net
www.ehrlichgroupct.com

Demolition:

Connecticut Commercial Maintenance Inc.
1245 Farmington Avenue, #240
P.O. Box 204
West Hartford, CT 06107
Tel. 860.523.1028
Kevin Galvin
www.connecticutmaintenance.com

Sil/Carr Corporation
34 Newbury Road
East Windsor, CT 06088
Tel. 860.285.8366
Fax 860.688.3969
E-mail: info@silcarr.com
www.silcarr.com

Maitz Demolition Services, LLC
6 Cobblestone Road
Burlington, CT 06013
Tel. 860.982.6605
Cory Maitz

Electrical:

Ducci Electrical Contractors
427 Goshen Road
Torrington, CT 06790
Tel. 860.489.9267
Fax 860.489.7980

Ed Mor Electric Co., Inc.
260 State Street
Hamden, CT 06511
Tel. 203.248.9351
Fax 203.248.1028

Electrical Contractors, Inc.
3510 Main Street
Hartford, CT 06120
Tel. 860.549.2822
Fax: 860.549.7948
www.ecincorporated.com

McLain Electric Co.
263 Stamm Road
Newington, CT 06111
Tel. 860.667.9280
Fax: 860.666.3853
Jeffrey McLain
www.mclainelectric.com

McPhee Electric
505 Main Street
Farmington, CT 06032
Tel. 860.677.9797
Fax: 860.674.4892

Wetherell Corporation
49 Shield Street
West Hartford, CT 06110
Tel. 860.953.4012
Fax 860.953.9010

Whalen Electric of Old Saybrook
90 Ingham Hill Road, Suite 3A
P.O. Box 686
Old Saybrook, CT 06475
Michael Whalen
Tel. 860.388.1671
Fax 860.388.1295

Woods Electrical Co. , Inc.
1810 New Britain Avenue
Farmington, CT 06032
Tel. 860.606.0601
www.woodsnet.com

Armor Electric, LLC
P.O. Box 1254
Avon, CT 06001
Tel. 800.766.2429

HVAC:

B-G Mechanical Services, Inc.
12 Second Avenue
Chicopee, MA 01020
Tel. 413.888.1500 or 800.992.7386
Fax: 413.594.2983

Guarantee Mechanical
P.O. Box 542
47 Plantation Road
Broad Brook, CT 06106-0340
Tel. 860.953.4012
Fax: 860.953.9010

Crest Mechanical Services, Inc.
1841 Broad Street
P.O. Box 340683
Hartford, CT 06134-0683
Tel. 860.724.3431
Fax: 860.251.7132
Website: www.crestmechanical.com

Wetherell Corporation
49 Shield Street
West Hartford, CT 06110
Tel. 860.953.4012
Fax: 860.953.9010

Crowell Heating & Air Conditioning, Inc.
604 Pomeroy Avenue
Meriden, CT 06450
Tel. 203.237.7580
Fax: 203.237.8748

Yankee Sheet Metal Co., Inc.
35 Wrobel Place
East Hartford, CT 06108
Tel. 860.528.9431
Fax: 860.291.9502

M.J. Daly & Sons, Inc.
110 Mattatuck Heights Road
Waterbury, CT 06702
Tel. 203.753.5131
Fax: 203.597.0227
www.mjdalyinc.com

Swan Associates, Inc.
49 Holly Drive
Newington, CT 06111
Tel. 860.666.6923
Fax: 860.666.2143

Harry Grodsky & Co., Inc.
92 Weston Street
Hartford, CT 06106
Tel. 860.560.1569
www.grodsky.com

Cleaning:

Facilities Services Group, Inc.
204 Farmington Avenue
P.O. Box 20
Farmington, CT 06034-0020
Edward Gales, President
Tel. 860.677.9100
Fax: 860.677.5455
E-mail: fsgclean@netscape.net

ServPro
540 North Main Street
Manchester, CT 06040
Tel. 860.649.0836
Fax: 860.645.8718
www.servpro.com

Inka's Cleaning Services
631 Talcottville Road, P6
Rockville, CT 06066
Tel/Fax: 860.871.5911
Cell: 860.967.7038

Diversified Building Services, LLC
69 North Turnpike Road
P.O. Box 4658
Wallingford, CT 06492
Tel. 203.697.9175, Ext. 318
Fax: 203.269.8722

Connecticut Commercial Maintenance
1245 Farmington Avenue, #204
P.O. Box 204
West Hartford, CT 06107
Tel. 860.523.1028
Kevin Galvin
www.connecticutmaintenance.com

J&L Precision Cleaning, LLC
56 Vanderbilt Road
Bristol, CT 06010
Tel: 860-845-8544
Cell: 860-796-1388/860-977-5919

Gum & Graffiti Removal / Steam Cleaning / Power Washing:

Keith Fortier
Tel. 860.546.9776 (office)
Cell: 860.315.3769
E-mail: gumbusta@gmail.com

Upholstery:

Redan Auto Upholstery Co.
365 East Cedar Street
Newington, CT 06111
Tel. 860.666.4005
Fax: 860.666.4005

Ehrlich Group
4 Eastview Drive
Farmington, CT 06032
Tel. 860.678.0111
Fax: 860.677.6526
Jill Ehrlich Jarvis
E-mail: jill0088@sbcglobal.net
www.ehrlichgroupct.com

Structural Steel:

The Berlin Steel Construction Co.
76 Depot Road
Berlin, CT 06037
Tel. 860.828.3531
Fax: 860.828.8581

Concrete:

Bragaia Masonry
40 Woodland Street
Bloomfield, CT 06002
Gianpaolo Bragaia
Tel. 860.286.812
Fax: 860.461.0122

Galasso Materials, LLC
60 South Main Street
East Granby, CT 06026
Tel. 860.527.1825
Fax: 860.653.4912
www.galassomaterials.com

Ciutillo Masonry, Inc.
53 Shepard Drive
Newington, CT 06111
Tel. 860.236.6111

Sil/Carr Corporation
34 Newbury Road
East Windsor, CT 06088
Tel. 860.285.8366
Fax: 860.688.3969
E-mail: info@silcarr.com
www.silcarr.com

Manafort Brothers, Inc
414 New Britain Avenue
Plainville, CT 06062
Tel. 860.229.4853
Fax: 860.747.4861
www.manafortbrothers.com

Kessler Construction Co.
244 Prospect Avenue
Hartford, CT 06106
Tel. 860.236.0833
Fax: 860.233.3768

R.J.B. Contracting, Inc.
368 Winsted Road
Torrington, CT 06790
Tel. 203.496.7503

G&G Year Round Professional
125 Queen Street
Bristol, CT 06010
Tel. 860.637.4471
Fax: 860.637.4472

Santos Foundations, Inc
126 Frank Street
Bridgeport, CT 06604
Tel. 203.333.1167
Fax: 203.336.2413
www.santosfoundationsandpumping.com

Mcdowell Building & Foundations, Inc
24 Custer Street
West Hartford, CT 06107

Concrete (Continued):

C&R Concrete, LLC
37 Lorenzo Street
Torrington, CT 06790
Tel. 860.482.5818
Fax: 860.482.5818

Marguerite Concrete Contractors, Inc
11 Rosenfeld Drive
Hopedale, MA 01747
Tel: 508.482.0060
Fax: 508.482.0066

Glass and Glazing:

Capitol Glass Company
75 Grassmere Avenue
Elmwood, CT 06110
Tel. 860.236.1917
Fax: 860.236.8030
www.capitolglass.com

Kensington Glass & Framing Co.
1083 Farmington Avenue
Kensington, CT 06037
Tel. 860.828.9363
Fax: 860.828.4221

Chase Glass Co., Inc.
73 Charles Street
East Hartford, CT 06108
Tel. 860.568.1600
www.chaseglass.com

Commercial Glass
1069 Connecticut Ave, Bldg 5-G
Bridgeport, CT 06607
Tel. 203.650.9525
Fax: 203.873.0473
John Anzalone
Email: jhnyglass@aol.com

Lathing and Plastering:

Cabinet and Millwork:

Emidio Woodworking & Sons, Inc.
105 Day Street
Newington, CT 06111
Tel. 860.953.1099
Fax: 860.953.5193

Saints Woodworking
111 Forest Lane
Glastonbury, CT 06033
Tel. 860.657.4733

Modern Woodcrafts, LLC
72 Northwest Drive
Farmington, CT 06032
Tel. 860.677.7371
Fax: 860.676.8381
www.modernwoodcrafts.com

Sheet Metal Work:

H.R. Hillery Company
739 Meridian Street
Groton, CT 06340
Tel. 860.445.9791
Fax: 860.449.1693

Walter D. Sullivan Co., Inc.
614 West Main Street
New Britain, CT 06053
Tel. 860.223.3684
Fax: 860.225.1078

Palmer Sheet Metal
85 Pierson Lane
Windsor, CT 06095
Tel. 860.688.3611
Fax: 860.285.8695

Yankee Sheet Metal
35 Wrobel Place
East Hartford, CT 06108
Tel. 860.528.9431
Fax: 860.291.9502
www.kleeberg.com

Storage:

On-site (Mall) Storage
West Farms Mall, LLC
500 Westfarms Mall
Farmington, CT 06032
Tel. 860.989.7648
Email: bhalgas@taubman.com

U-Store-It
26 Maselli Road
Newington, CT 06111
Tel. 860.666.5115
Fax: 860.665.0197
www.ustoreit.com

U-Store-It
522 Cottage Grove Road
Bloomfield, CT 06002
Tel. 860.243.3342
Fax: 860.242.8201
www.ustoreit.com

Equipment Rentals:

Acorn Equipment Co.
45 Costello Road
Newington, CT 06111
Tel. 860.667.2216
Fax: 860.666.0714

Penn Rents
265 Murphy Road
Hartford, CT 06114
Tel. 860.525.8000
1.877.228.4768
www.pennrents.com

Air Balance Testing:

Wings Testing & Balancing Co., Inc.
94 North Branford Road
Branford, CT 06405
Tel. 203.481.4988
Fax: 203.488.5634

Wings Testing & Balancing Co., Inc.
www.wingstesting.com

Irrigation:

The Brickman Group
769 North Mountain Road
Newington, CT 06111
Tel. 860.953.0091
Fax: 860.953.0098

www.brickmangroup.com

Landscape – Exterior:

The Brickman Group
769 North Mountain Road
Newington, CT 06111
Tel. 860.953.0091
Fax: 860.953.0098
www.brickmangroup.com

Kenmark Company
83 River Road
Collinsville, CT 06019
Tel. 860.693.6818
Fax: 860.693.0721

Zysk Bros. Inc.
30 Brixton Street
West Hartford, CT 06110
Tel. 860.953.0057
Fax: 860.953.5296
Email: zyskbros@sbcglobal.net
www.zyskbros.com

Landscape – Interior:

Ambius, Inc.
27 Otis Street
Westborough, MA 01581-3311
Tel. 508.616.0270
Fax: 508.616.0276
www.ambius.com

Eagle General Services
East Hartford, CT 06108
Tel. 860.250.9658

Crane Lifts – Trucking:

American Rigging, Inc.
30 Clark Street
East Hartford, CT 06108
Tel. 860.291.2436
Fax: 860.291.2822

The Summit Crane Co., Inc.
P.O. Box 94
North Harwinton Avenue
Terryville, CT 06786
Tel. 860.589.3500
Fax: 860.584.9762

Keeney Rigging
180 Oakwood Drive
Glastonbury, CT 06033
Tel. 800.216.7298 or 860.659.5886
Fax: 860.633.3564

Penn Rents
265 Murphy Road
Hartford, CT 06114
Tel. 877.228.4768 or 860.525.8000
Fax: 860.527.0250
www.pennrents.com

The Smedley Company
40 Flax Mill Road
Branford, CT 06405
Tel. 203.562.6181
Fax: 203.315.6060

Carson Services, Inc.
952 Blooming Glen Road
Perkasie, PA 18944
Tel. 215.249.3535
Fax: 215.249.1352

Walker Crane & Rigging Corp.
50 Farmington Valley Drive
Plainville, CT 06062
Tel. 800.533.9557
Fax: 860.793.9857
www.walkercraneandrigging.com

Strictly Business Crane Service, LLC
89B Birch Street
Southington, CT 06489
Tel. 860.582.7263
Fax: 860.410.0771
E-mail: strictly@sbcglobal.net

General Repair / Handy Man:

Connecticut Commercial Maintenance, Inc.
1245 Farmington Avenue
P.O. Box 204
West Hartford, CT 06107
Kevin Galvin
Tel. 860.523.1023
Fax: 860.519.7933
www.connecticutmaintenance.com

Locksmiths:

Hartford Safe & Lock
36 Silas Deane Highway
Wethersfield, CT 06109
Tel. 860.296.2700
Fax: 860.296.2701
www.hartfordsafeandlock.com

Allstate Security Company
260 South Main Street
Colchester, CT 06415
Tel. 860.537.1328

AA All American Locksmiths, LLC
Tel. 866.792.2445
www.allamericanlocksmith.net

Doors:

Automatic Door Doctor, LLC
131 Church Street
Wallingford, CT 06492
Tel. 203.294.1111
www.automaticdoordoctor.com

Gates:

Crawford Overhead Doors
200 Stagg Street
Stratford, CT 06615
Tel. 203.378.4805
www.crawfordoverheaddoors.com

American Overhead Doors
1885 South Main Street
Middletown, CT 06457
Tel. 860.347.1507
www.americanoverheaddoorsinc.com

Automatic Door Systems
36 Capitol Drive
Wallingford, CT 06492
Tel. 800.358.6143
Tel. 203.284.3667 (Local)
www.autodoorsystems.com

Lavalee Overhead Door
151 Strong Road
South Windsor, CT
Tel. 860.528.1036
www.lavalleedoor.com

Signage:

Sign Pro, Inc.
Richard Charamut
168 Stanley Street
New Britain, CT 06051
Tel. 860.229.1812
Fax: 860.223.1812
www.signpro-usa.com

Ruggles Sign
Cody Baker
93 Industry Drive
Versailles, KY 40383
Tel. 859.879.1199 x163
cbaker@rugglessign.com

Appendix D

Directions to Westfarms

Directions from Hartford & East:

- Take I-84 West to Exit 40 (Corbin's Corner)
- At the traffic light at the end of the exit ramp, take a left.
- At the next traffic light, take a right hand turn.
- At the next traffic light, take a right hand turn (Westfarms will be on your left)
- Take a left hand turn into either the first or the second driveway.

Directions from Farmington & West:

- Take I-84 East to Exit 40 (Corbin's Corner)
- At the end of the exit ramp, take a right hand turn.
- At second traffic light, take a right hand turn (Westfarms will be on your left)
- Take a left hand turn into either the first or the second driveway.

Directions for CT Shoreline & Points South:

- Take I-91 North to Exit 22 to Route 9 North.
- Drive North on Route 9 to Exit 30
- At the end of the exit ramp, take a right hand turn onto New Britain Avenue
- At the second traffic light, take a right hand turn into the Westfarms parking lot

Directions from Western MA and Points North:

- Take I-91 South to I-84 West
- Continue on I-84 West to Exit 40 (Corbin's Corner)
- At the traffic light at the end of the exit, take a left
- At the next traffic light, take a right hand turn
- At the next traffic light, take a right hand turn (Westfarms will be on your left)

Directions from New York City/Stamford areas:

Option A

- Take I-95 North to Connecticut Route 8 (in Bridgeport)
- Go North on Route 8 to I-84 East (in Waterbury)
- Go East on I-84 for approximately 20 miles to Exit 40 (Corbin's Corner)
- Turn right at traffic light
- At second light, turn right again; Westfarms will be on your left

Option B

- Take I-95 North to I-91 North
- Follow I-91 to Exit 22 (Route 9 North)
- Drive North on Route 9 and exit at New Britain Avenue (Exit 30)
- Turn right at traffic light and drive north
- Turn left into the center at the second light
- Follow this outer perimeter road around to the back of the building

Appendix E

Area Accommodations

Centennial Inn Suites: 5 Spring Lane (Route 6 & 77), Farmington, CT, Tel. (860) 677-4647, Toll Free 1-800-852-2052

Clarion Suites Inn: 191 Spencer Street, Manchester, CT, Tel. (860) 643-5811, Toll Free 1-800-992-4004

Comfort Motel: 354 Wilbur Cross Hwy., Berlin, CT, Tel. No. (860) 828-1295

Courtyard Hartford-Farmington: 1583 Southeast Road Farmington, CT, Tel. (860) 521-7100.

Crowne Plaza Hartford: 50 Morgan Street, Hartford, CT, Tel. (860) 549-2400, Toll Free 1-866-270-5110

Days Inn: 207 Brainard Road, Hartford, CT, Tel. (860) 247-3297

Extended Stay Deluxe: 1 Batterson Park Road, Farmington, CT 06032, Tel. (860) 676-2790, Fax (860) 676-2793.

Fairfield Inn & Suites: 121 Pavillon Drive, Manchester, CT, Tel. (860) 228-2800

Goodwin Hotel: 1 Haynes Street, Hartford, CT, Tel. (860) 246-7500, Toll Free 1-800-922-5006

Hartford Marriott Farmington: 15 Farms Springs, Farmington, CT, Tel. (860) 678-1000, Toll Free 1-800-228-9190

Homewood Suites (Hilton): 2 Farm Glen Boulevard, Farmington, CT 06032, Tel. (860) 321-0000, Fax (860) 321-0001.

LaQuinta Inn & Suites: 65 Columbus Blvd., New Britain, CT 06051, Tel. (860) 348-1463.

BANNED SUBS

Lawson Power Source
Golden Electric
Santos Framing
Lloyd Electric
Unique Structures LLC