

PRE-CONSTRUCTION

CONSTRUCTION

OPENING

PRE-CONSTRUCTION MEETING

PERMITS & LICENSING

TEMPORARY PROVISIONS

OPENING REQUIREMENTS

A minimum of five (5) days prior to starting construction, the CONTRACTOR shall contact the LANDLORD to arrange a Pre-construction Meeting at the site. Attendees should include the GENERAL CONTRACTOR, Superintendent, and major Subcontractors to be used in the construction.

At the Pre-construction Meeting the GENERAL CONTRACTOR shall provide the following:

- BUILDING PERMIT**
A copy of each of the Local Building Permits and, if applicable, Health Permits.
- WORKERS COMPENSATION CERTIFICATE**
- INSURANCE CERTIFICATE**
The Certificate of Liability Insurance should be in the minimum amount of \$2,000,000, in the aggregate, \$1,000,000 each occurrence and should reflect the following as "Additional Insured"
FLORIDA MALL ASSOCIATES, LTD. and Simon Property Group
- TWO (2) FULL SIZE COPIES OF FINAL LANDLORD APPROVED PLANS.**
- PERFORMANCE, LABOR and MATERIAL BOND**
- SUBCONTRACTORS LIST**
The subcontractors list shall set forth the name, address and telephone numbers (and emergency numbers) of TENANT'S General Contractor and Subcontractors
- PRE-CONSTRUCTION FEES (not subject to waiver or cap.)**

1) PLAN REVIEW/ PERMIT:
Instructions for drawing submission for building permit.
All specifications are to be included within the construction drawings. Project manuals or specification booklets are not acceptable.

**Orange County Government
Community, Environmental and Development Service Department
Division of Building Safety
201 S Rosalind Avenue, 1st FL
Orlando, FL 32801
PH: (407) 836-2946**

Plan Review/ Permit application's and fees can be found on-line at:
<http://www.cityoforlando.net/permits/>

For questions concerning code issues, consult:

**Building: 2010 FBC Building Code
Fire: 2010 FL Fire Prevention Code (including 2009 Edition of NFPA)
Accessibility: 2010 FBC Accessibility
Energy: 2010 FBC Energy Conservation
Plumbing: 2010 FBC, Plumbing
Mechanical: 2010 FBC, Mechanical
Fuel / Gas: 2010 FBC, Fuel / Gas
Electrical: 2008 National Electric Code
Existing Building: 2010 FBC, Existing Building (Level 3 Alteration)**

Landlord encourages all tenants to use the permit expeditor below:

**Emerald Coast Permitting, Inc.
PO Box 476
Destin, FL
(850) 837-7444
emeraldcoastpermitting@cox.net
www.emeraldcoastpermitting.com
Attn: Candie L. Gray**

All Tenants with food operations please contact the following for additional requirements:
State of FL - DBPR Division of Hotels and Restaurants Plans Review and Approval
https://www.myfloridaclear.com/Check/1387623811.aspx?SID=8&acctCode=10358&clientCode=2010&ARACT_DEFN_ID=13956

ALL TENANTS:

- TEMPORARY CONSTRUCTION BARRICADE**
If required by the LANDLORD a temporary construction barricade at the storefront shall be installed by TENANT at TENANT'S expense.
No barricades shall be removed or dismantled without the express written consent of the LANDLORD. Any barricade removed without prior consent will be reconstructed by LANDLORD at the CONTRACTOR'S expense.
- CONSTRUCTION SIGNAGE**
The CONTRACTOR is not allowed to post any company name or sign on the temporary construction barricade or anywhere outside the premises. The CONTRACTOR shall post all signage as required by the LANDLORD.

- ELECTRIC POWER**
The TENANT'S CONTRACTOR is responsible to coordinate temporary electric power by tying into the building's permanent power source. Prior to this connection, TENANT'S CONTRACTOR to use generators.
- TEMPORARY WATER**
Contact the LANDLORD for access to temporary water service.
- TEMPORARY TOILET**
The shopping center toilet facilities will not be available for contractors use. Contact the LANDLORD for temporary toilet locations.

1) PRE-GRAND OPENING WEEK AND WEEKEND CONSTRUCTION
In preparation for the Grand Opening events the following general rules will apply for all Tenant construction. More specific details will be issued in a field bulletin closer to opening.

Pre-Grand Opening Week:

- All exterior construction must be completed by the business day prior to Grand Opening Date.
- Interior construction, fixturing and merchandising must continue inside tenant space until the evening prior to the Grand Opening date. All deliveries must be through rear corridor unless approved and coordinated with the Tenant Coordinator.

Grand Opening Week:

- There will be no construction permitted from Friday through Sunday. Construction can resume Monday at 6:00 am.
- Contact the on-site Tenant Coordinator for new rules and regulations for construction in an open Mall.

CONSTRUCTION REQUIREMENTS

The following Rules govern TENANT'S construction on LANDLORD'S property. All references to "CONTRACTOR" shall mean the GENERAL CONTRACTOR or the TENANT if acting as its own contractor.

- ON-SITE DOCUMENTS**
The CONTRACTOR will keep the following documents on-site and accessible at all times during construction:
A) LANDLORD approved TENANT drawings. The CONTRACTOR will build from ONE set of drawings by adding any Building Department comments into the LANDLORD'S approved set. This set of drawings will be primary working drawings and displayed at all times during construction.
B) A complete set of building department permitted (stamped) drawings.
C) LANDLORD'S construction manual. An illustrated manual depicting the LANDLORD'S "do's and don'ts" for TENANT construction.

- LANDLORD INSPECTIONS**
The TENANT'S construction work will be observed periodically by the LANDLORD to verify that the work is being constructed as approved by the LANDLORD. All work not in conformance with LANDLORD'S approved Tenant drawings shall be immediately corrected at CONTRACTOR'S expense.
- SAFETY**
The CONTRACTOR shall be responsible to ensure that all work is performed in accordance with O.S.H.A. standards. The LANDLORD shall, without any liability, therefore, any work that is in violation of O.S.H.A. standards or which causes, in the LANDLORD'S opinion, cause injury or harm to persons or property.
CONTRACTOR must obtain a written permit from the LANDLORD'S REPRESENTATIVE prior to any "hot" work (e.g. welding, soldering, torch cutting, etc.) It shall be the duty and responsibility of the CONTRACTOR performing any cutting or welding to comply with the safety provisions of the National Fire Protection Association's National Fire Codes pertaining to such work and the CONTRACTOR shall be responsible for all damage resulting from failure to so comply. Use of fuel tanks or gas tanks inside the Mall shall not be permitted.

PUNCH LIST
Upon completion of construction and a minimum of two (2) days PRIOR to opening, the CONTRACTOR shall request that the LANDLORD conduct a final observation and compile a punch list. The premises will be allowed to open for business only after the items have been completely completed. TENANT'S construction deposit may be used by LANDLORD to correct said items if they still remain uncorrected 30 days after opening.

- DOCUMENTS**
The following Certificates/ Documents shall be submitted to LANDLORD prior to opening:
A) Certificate of Occupancy
B) Business License
C) Certified Tenant Air Balance Report
D) Health Permit (if applicable)
E) Punch List
F) ADD ADDITIONAL REQUIRED DOCUMENTS, IF REQUIRED

A.) Construction Deposit
A construction deposit in the amount of \$5,000 from which the LANDLORD may deduct LANDLORD'S cost to repair damage to common areas or other Tenants, caused by Tenant's contractor(s).
Make the check payable to: **Simon Property Group, Inc.**

B.) Prepayment Check
Landlord reserves the right to provide and/or install any of the following for Tenant's Contractor at Tenant's Contractor's expense (contact the Tenant Coordinator for specific items elected by Landlord). In the event Landlord does not elect to provide and/or install any of the following, the same shall become Tenant's Contractor's responsibility at Tenant's Contractor's expense.
The General Contractor will be required to provide a cashier's check, Federal I.D. number included, as advance payment for services, material, construction, etc. as noted below.

Landlord encourages all tenants to use the permit expeditor below:

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PO Box 476
Destin, FL
(850) 837-7444
emeraldcoastpermitting@cox.net
www.emeraldcoastpermitting.com
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- CONCRETE**
Concrete must be saw-cut or core-drilled (no jack-hammering or breaking of concrete is permitted). Prior approval must be obtained from LANDLORD prior to penetrating structural or structurally reinforced concrete.
- PROTECTION OF PROPERTY**
The CONTRACTOR shall be responsible for protecting the LANDLORD'S and any other party's property from damage.
- FIRE EXTINGUISHERS**
The CONTRACTOR shall provide adequate fire extinguishers within the premises, tagged for date of inspection, while under construction.

- BELOW GRADE CONSTRUCTION**
In beginning any below grade construction work, the CONTRACTOR must meet with the LANDLORD to review the location of any underground utility services that may be located in the premises. Any Below Grade construction must be inspected by LANDLORD prior to backfilling.
- INTERRUPTION OF UTILITIES**
The CONTRACTOR must receive the LANDLORD approval at least three (3) days prior to any modification of utility services that may temporarily interrupt such service to other tenants or the shopping center.
- TRASH REMOVAL AND DUMPSTER**
All trash will be confined to the premises and removed at the end of each day by the CONTRACTOR. Any trash found in the service corridors, adjacent tenant units, and/or other public areas will be removed by the LANDLORD and the cost for same charged to the CONTRACTOR, plus a \$150 violation fee per occurrence.
The location of the dumpsters will be determined by the LANDLORD.
LANDLORD'S compactors are not to be used by CONTRACTOR.

POST-OPENING

The CONTRACTOR will be required to submit the following items to LANDLORD'S REPRESENTATIVE within 30 days of store opening (forms are available from the LANDLORD):

- An original notarized "GENERAL CONTRACTOR'S Affidavit and Final Waiver of Lien"
- The original signed and notarized "Subcontractor's Affidavit and Waiver of Lien" for each CONTRACTOR with contracts over \$2,500.00

ITEM	COST
A. Temporary Trash / Dumpster	\$1.00 /psf
B. Electrical Power Consumption prior to Opening	\$1.00 / psf
C. Temporary Toilets	\$.30 / psf
D. Hollow Metal Door (Installed door frame hardware only)	\$1,800.00
E. Global Risk Consultant (GRC) Review Fee	\$250.00 ea

2) LICENSING
All contractors must be licensed by the appropriate jurisdictional authorities.

3) SPRINKLER DRAWINGS:
In addition to complying with the local authority requirements for submission of sprinkler shop drawings, the sprinkler contractors shall submit a minimum of four (4) sets of sprinkler shop drawings and hydraulic calculations (if applicable) to Global Risk Consultant's for approval.

Contact: William J. Cary Senior Consultant
Global Risk Consultants Corp.
2651 E. Sorelega Street
Glendale, AZ 85296
Telephone/Fax: (480) 626-8866
E-mail: williamcary@globalriskconsultants.com

- SITE ACCESS AND PARKING**
The CONTRACTOR shall be responsible to provide all construction employees working in the premises use the designated parking areas. There shall be no construction trailers allowed on the property. Parking will not be permitted in any store driveways, fire lanes, and truck docks except for temporary loading and unloading, as approved by the LANDLORD.
- DELIVERY OF MATERIALS**
The TENANT'S delivery address is the same as TENANT'S address.
The CONTRACTOR shall be responsible to coordinate all materials deliveries to the premises, whether for construction, fixturing or merchandising. In accordance with LANDLORD'S traffic control plan all deliveries shall be made through the rear door of the premises either via the adjacent service corridor or truck dock area. Contact the LANDLORD prior to the delivery of materials and equipment which are too large to enter through the rear door of the premises. If there is no rear door to access space, all deliveries, trash removal, etc., must be coordinated as directed by the LANDLORD.
- WORK AREA AND STORAGE**
The CONTRACTOR'S work area will be restricted to the TENANT'S leased premises. Service and fire corridors and truck docks shall be kept clear of all materials, equipment, debris and trash at all times.
- SECURITY AND AFTER HOURS WORK**
The CONTRACTOR must receive the prior permission of the LANDLORD for work between 6:00 pm and 7:00 am and on weekends.

- ROOF AND BUILDING MODIFICATIONS**
Roofing penetrations require advance approval by the Landlord. All work including structural supports, curbing and flashing shall be installed in accordance with Landlord's Standard Project Details. All roof work including cutting of the roof shall be performed by the LANDLORD'S roofing contractor under contract to CONTRACTOR and at CONTRACTOR'S expense.
- ROOF PROTECTION BOARDS**
Roof protection boards shall be installed around any roof top HVAC equipment by the LANDLORD'S roofing contractor under contract to the CONTRACTOR at CONTRACTOR'S expense.

UNION AFFILIATED GUIDELINES

In an effort to establish acceptable and unified construction quality and productivity standards, the landlord has chosen to engage a Union Affiliated Contractor for construction. As such, Landlord strongly recommends that all union trades, traditionally and customarily, performing construction crafts be engaged to promote project wide continuity.

This shall not serve as a limitation to a Tenant's right to employ the most qualified low bidder for a construction/trade contract. However, Tenant shall take all necessary action to avoid labor disputes and difficulties on the project and shall do all things to avoid work stoppage or delay on account thereof, regardless of whether the impact is to the Tenant, Landlord or other Tenants. In an event of work stoppage, Tenant will cooperate with Landlord to remove the source of the work stoppage at Landlord's sole discretion so that the project shall be completed on schedule in a cost efficient manner as initially contemplated.

Global Risk Consultants will return two (2) set to the sprinkler contractor. Review time: two (2) weeks typically. Mark installation date on plans if plans need to be expedited.

4) MALL BUILDING DATA

OCCUPANCY USE: **Group M (Mercantile)**

CONSTRUCTION CLASSIFICATION: **Type II B**

BUILDING LEVELS: **1 Level**

SPRINKLER SYSTEM: **Sprinkler**

5) TENANT'S ADDRESS
Contact Mall Management for Tenant Address

MALL ADDRESS & PHONE
The Florida Mall
8001 South Orange Blossom Trail
Orlando, FL 32809
PH: (407) 851-7234
Fax: (407) 855-1827

7) LANDLORD CORPORATE OFFICE
Simon Property Group
Attn: Tenant Coordination
225 West Washington Street
Indianapolis, Indiana 46204

REQUIRE CONTRACTORS

FIRE PROTECTION CONTRACTOR
Simon Property Group requires Tenants to use SimplexGrinnell for all of Tenant's sprinkler work. At the time of bidding, each tenant or tenant general contractor should call SimplexGrinnell's National Accounts Representative to obtain direction for pricing and scheduling.

Fire Sprinkler Contractor Simplex Grinnell Jacques McMillan 3701 N John Young Pkwy Orlando, FL 32804 PH: (407) 235-1100 EM: jmcmillan@simplexgrinnell.com	Fire Alarm Final Connection Simplex Grinnell Jacques McMillan 3701 N John Young Pkwy Orlando, FL 32804 PH: (407) 235-1100 EM: jmcmillan@simplexgrinnell.com
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Electrical Tie-in to LL Equipment
Pace Electric Inc.
Jason Lavangle
402 BH Court
Orlando, FL 32809
(407) 855-3200
EM: jason@paceelectric.com

HVAC Contractor (Test & Balance)
Air-Pak Services Inc.
Paul Gray
751 Business Park Blvd, Ste 104
Winter Garden, FL 34787
PH: (407) 656-2711
EM: paulg@air-paksvc.com

Roofing Contractor
Any and all roof work must be completed by the LANDLORD'S approved roofing contractor(s). Contact the following for pricing and scheduling:
Hartford South
Was Malone
7326 S Orange Avenue
Orlando, FL 32806
PH: (407) 857-6392
wee@hartsouth.com

NO.	DATE	DESCRIPTION
1	09/05/2018	PERMIT/BID SET

DATE: 08/20/2018
DRAWN BY: STAFF
PROJECT NO.: 18125
FILE NAME: 18125 Morphé - The Florida Mall.dwg

UTILITIES
Contact the following utility companies representative for information concerning local installation requirements, application fees, permitting procedures, etc.

GAS SERVICE:
Gas service is available by residential meters only.
Gas service is provided by LANDLORD. Meter is required per LANDLORD'S approval on TENANT'S mechanical drawing. Install in accordance with Landlord's criteria.
Company: **Teco Peoples Gas**
Phone: (407) 442-4662

ELECTRIC SERVICE:
Electric service is redistribution by LANDLORD.

WATER SERVICE:
Water service is redistribution by LANDLORD.

TELEPHONE SERVICE:
Company: **AT&T**
Telephone: (407) 291-9335
Contact:

CABLE SERVICE:
Company: **TBD**
Telephone:
Contact:

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Was Malone
7326 S Orange Avenue
Orlando, FL 32806
PH: (407) 857-6392
wee@hartsouth.com

TENANT COORDINATION CONTACT INFO

For questions regarding site access, storefront & architectural criteria, engineering design, delivery dates, construction rules & regulations, the scope of Landlord's and Tenant's work and store opening requirements, please contact your Tenant Coordinator, Payson Knapp (469.688.8197 / pknapp@simon.com).

MORPHE
#029
THE FLORIDA MALL
8001 SOUTH ORANGE BLOSSOM TRAIL
SUITE #410B
ORLANDO, FL 32809

LGA PARTNERS
1425 Fortuna Ave. Suite 402 Pittsburgh, PA 15217
P 412.342.5428 F 412.234.0747

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PRE-CONSTRUCTION MEETING DRAWING

G002

GRAPHIC SCALE