

Seacliff Village

CONTRACTOR'S HANDBOOK RULES AND REGULATIONS

Design and Administrative Requirements:

- The term Contractor in this document refers to the contracting firm, its employees, agents, sub-contractors and materialmen performing work for a tenant or the landlord and who is be required to abide by this document. Property manager refers to any representative of the landlord.
- Contractor will abide by all local state and federal laws, ordinances and regulations.
- Contractor will submit two (2) sets of drawings to the landlord for approval prior to submittal to any governmental or regulatory authority.
- Contractor will obtain all necessary permits and pay all necessary taxes and fees including but not limited to building permits, plan check fees, sewer fixture unit fees and trash hauling fees.
- Sign drawings must be submitted directly to the landlord by the sign contractor for landlord approval, prior to submittal to the local municipality and prior to fabrication or installation.
- The tenant premises (job site) will draw utilities only from existing services specifically dedicated to that premises. Unless specifically noted on landlord approved plans, utilities may not be increased in size from their existing levels or redirected from other areas of the shopping center or other tenant spaces.
- A security deposit of \$2,500 will be furnished by the contractor to property manager before commencing work. This deposit will be used towards the correction of any deficiencies caused by the contractor. Contractor's liability is not limited to this amount and the contractor will be held responsible for any damage caused to the shopping center, the tenant spaces, employees, merchants, customers or their property.

All checks should be Company issued and made payable to:
Seacliff Village Shopping Center, LLC

- Contractor must present two (2) sets or pdf. copy of stamped approved (by all required project architects and engineers as well as all governmental and regulatory agencies) plans to the property manager prior to commencing work.

- Contractor must keep one (1) set of approved drawings on-site at all times.
- Contractor must also keep the inspection card on-site at all times and must present a completed inspection card to the landlord at the close of construction.
- All repair materials will match existing materials and be of equal quality as determined by Landlord.
- Contractor must submit one (1) complete set of **digital** As-Built drawings at the close of construction. Drawings will include all stamped engineering drawings and specifications. Contractor is responsible for obtaining all required warranties.
- Contractor must submit copies of unconditional lien releases from all subs as well as a conditional lien upon final from himself. All liens are to be notarized.
- Contractor must submit a copy of their Certificate of Occupancy and any other required permits and receipts for paid fees at the close of construction.
- Contractor must have a supervisor on-site at all times when work is being performed.
- Labor disputes will be grounds for termination.
- Only licensed contractors and sub-contractors are authorized to work on the premises. All contractors must be licensed for their specified trade. A list of sub-contractors and contact phone numbers must be submitted prior to the commencement of work (See the attached form). Contractor to provide property manager a copy of contractor's valid State of CA Contractor's license prior to commencing work.
- The property manager will inspect the job site on both a routine and emergency basis. The contractor must cooperate with the property manager in maintaining shopping center operations, the structural integrity of the building and minimizing any inconvenience/hazard to customers and merchants.
- The contractor must complete a punch list walk with the property manager, correct any deficient items and submit all required paperwork (including but not limited to, a certificate of occupancy) prior to receiving a construction security deposit refund.

Safety:

- The safety of our customers, employees and the property is of prime importance. Safe work practices, barricading, signage and scheduling must be used to keep all hazards to a minimum.

- The contractor will utilize only the safest construction method for each task. Safety will not be compromised for speed or value engineering.
- The contractor will provide the property manager with advance notification of any planned task that is of a potential risk to the shopping center, its merchants, staff, customers or their property. The contractor will also conduct advanced planning with the property manager for all such events as well as those that will have any impact on the common area and/or other merchants or their property.
- All work must be done in compliance with OSHA, Fire and all other safety regulations, laws and ordinances. All required MSDS must be on site at all times.
- All personnel will use the required safety equipment both for themselves as well as the work area.
- Trash and debris will not be allowed to accumulate on or around the job site. All such items will be removed no less frequently than daily.
- The contractor is responsible for notifying security immediately in the event of an incident or potential incident that has or may cause harm to people or property.
- Alcohol and/or all other intoxicants are not allowed on center property. Workers under the influence of any intoxicant are not allowed on center property. Construction personnel found to be under the influence of any intoxicant will be removed from the site and will not be allowed to return.
- Welding and Cutting requiring torches can only be done with prior approval from the landlord's representative. All safety precautions including local and national fire codes must be adhered to.
- Violation of safety rules is grounds for eviction of the Contractor from the site.

Shopping Center Operations:

- Work producing noise or other disturbances prior to 7:00am or after 10pm is not allowed per City of Huntington Beach noise ordinance.
- The center has 24-hour security. They should be updated on any issues that have or could affect safety or security. Security can be contacted at: **(714) 293-7215**
- Parking for all construction vehicles must be coordinated prior to arriving at the center. Construction personnel will not be allowed to use customer parking spaces or other common areas including delivery areas for vehicle parking or work without prior authorization of the Property Manager.

- Work producing noise or fumes or other disturbances that could be experienced outside of the work site will not be allowed during the hours when the center is open for business. The center is generally open from 10:00 a.m. until 9:00 p.m. however, hours for specific stores vary and must be recognized when adhering to this rule.
- Work involving the use of areas outside the demised premises including but not limited to plazas, sidewalks, parking areas, drive aisles building exteriors, roof surfaces, must be scheduled around operating and delivery hours; coordination with other tenants in addition to the property manager may be required. All work areas will be covered/barricaded whenever they are not being worked on in order to eliminate safety and property damage hazards to shopping center customers and employees.
- All vehicles and pedestrian access ways will be maintained in a safe manner. This will include but not be limited to the use of barricades, cones, caution tape, covered walkways and trench plates. Any redirection of customer and/or vehicles must be approved by the property manager.
- The tenant must re-key the premises prior to taking possession of the space or storing materials in the space.

Structural Modifications:

- All structural modifications will be approved and stamped by a licensed structural engineer, approved by all required governmental authorities and the landlord prior to commencing work. All structural documents will be submitted with the as-built drawings at the conclusion of the project.
- Concrete trenches and patches will be doweled into existing concrete with at least #4 rebar no less often than 24" OC.
- Saw cutting and core drilling can only be done with prior property management approval. All penetrations must be shown on approved drawings.
- The contractor is responsible for ensuring that any pre-stressed or post-tensioned concrete is not damaged. This responsibility includes but is not limited to obtaining and researching drawings, contracting with structural engineering personnel and utilizing x-ray equipment. The contractor will be responsible for all costs associated with the repair of any damage caused by their work.

Roof Work:

- Roof access must be approved by the property manager the prior business day. All parties requiring access to the roof must gain access through security.

- All roof penetrations and/or other work affecting the roof membrane or structure must be performed by landlord's roofing contractor and can only be done with prior approval of the property manager and their approved roofing contractor.
- Landlord's roofing contractor will approve all roofing and roofing related materials.
- All roof top equipment including but not limited to HVAC and exhaust fan units will utilize factory curbs and additional bracing as required by the project engineer and landlord's roofing contractor.
- Unapproved work and or damage are subject to correction by the landlord at contractor's expense.
- Contractor will be responsible for damage caused to the shopping center or other tenant spaces due to roof leaks. Contractor will take all reasonable efforts to maintain a watertight roof at all times during the construction process.
- All work must be done in compliance with any and all manufacturer's warranties and specifications. This applies to both the existing roof system and any newly applied items.
- Contractor's roof work may not affect the roof structure, membrane or drainage.
- All antennas and satellite dishes can only be installed with prior landlord approval. Installations must be specified and stamped by a licensed structural engineer and may not compromise any existing warranties, maintenance or drainage.
- Roof will be kept clean and free of debris during and after any and all work.
- Failure to comply may result in legal action from the landlord.

Fire Sprinklers:

- All work relating to the fire sprinkler/fire life safety systems/alarm monitoring systems can only be done by landlord's contractor. Any work requiring the draining and filling of sprinkler systems and/or the placing of a life safety system in test mode must be done with a minimum of 24-hour notice and between the hours of 8:00 am and 5:00 pm Monday through Friday.
- The contractor will work directly with security and ensure that they are informed at all times with regard to the status of all fire life safety/fire sprinkler/alarm monitoring equipment. Contractor will notify security immediately when system is to be taken on or off test. Contractor will not leave the property until

verification has been received from the monitoring company that all fire life safety/fire sprinkler/alarm monitoring systems are in full operational mode.

- Sprinkler heads are to remain operable and monitored during construction (except during actual fire sprinkler modification work). Extreme caution must be taken at all times to ensure that the system is not damaged and is left properly operating.

Tools, Equipment, Utilities and Materials:

- Contractor is responsible for supplying and securing all of their own tools and equipment. The center will not loan out any tools or equipment and will not secure any of the contractor's tools or equipment.
- Contractor is responsible for all temporary/construction utilities. Power and water for construction use may only be obtained from the utilities currently dedicated to the work space. At no time will common area or tenant (other than the subject space) utilities be utilized for tenant improvement purposes.
- Contractor is responsible for locating all tenant, shopping center and publicly owned utilities. Contractor will take all reasonable precautions to avoid damaging utility lines and equipment including but not limited to hand digging, utilizing an underground utility locating service and keeping related permits/fees current. The contractor will be responsible for all costs associated with the repair of any damage caused by their work.
- Contractor is responsible for the supply and proper use of all necessary and property manager requested safety devices and barricading.
- Structural limits must be adhered to whenever moving or using equipment on any of the center's surfaces or buildings.

Trash:

- Contractors will not allow trash or debris to accumulate in or around their job site. All trash and materials will be disposed of promptly; no less than daily.
- Contractors and tenants are not permitted to use shopping center (tenant or common area) trash receptacles, trash bins or compactors during the construction or stocking phase. The contractor will arrange for trash service through The O'Keefe Group at (800) 872-7488. Contractor will receive prior approval to the actual placement of any trash bins permitted on site.
- The contractor will be billed at a rate of \$30 per hour for any janitorial or cleaning work that the property manager must perform as a result of the contractor's work.

INSURANCE REQUIREMENTS

Project: Seacliff Village Shopping Center

Certificate Holder: Vestar Properties, Inc.
dba Vestar Property Management
2437 Park Avenue
Tustin, California 92782

Additional Insured: Seacliff Village Shopping Center, Inc.
Barings, LLC
Vestar Properties Inc.

PRELIMINARY INFORMATION

Owner: Seacliff Village Shopping Center, Inc.
c/o Vestar Property Management
2437 Park Avenue
Tustin, California 92782

INSURANCE CERTIFICATE REQUIREMENTS

- (1) Contractor, at its sole expense, shall obtain and keep in force during the term of this Agreement, or any renewals or extensions thereof, a policy or policies, from a responsible insurance company, of comprehensive general public liability insurance approved by Owner, naming Owner as additional insured with minimum limits of not less than \$1,000,000 for injury to one person including death in any one accident or occurrence, and also insurance in the sum of not less than \$500,000 against claims for property damage. Such policy or policies of insurance shall insure against loss, injury, death or damage to persons or property of the public, Owner, and its respective directors, Officers, employees, agents, patrons or customers.
 - a) Comprehensive or commercial general liability insurance with coverage limits of not less than the combined single limit for bodily injury, personal injury, death and property damage liability per occurrence of Two Million Dollars (\$2,000,000.00) or the limit carried by Contractor, whichever is greater, insuring against any and all liability of the insureds with respect to the Premises or arising out of the maintenance, use or occupancy of the Premises or related to the exercise of any rights of Tenant pursuant to the Lease, subject to increases in amount as Landlord may reasonably require from time to time. All such liability insurance shall specifically insure the performance by Contractor of the indemnity agreement as to liability for injury to or death of persons and injury or damage to property. Further, all such liability insurance shall include, but not be limited to, personal injury, blanket contractual, cross-liability and severability of interest clauses, broad form property damage, independent contractors, owned, non-owned and hired vehicles and, if alcoholic beverages are served, sold, consumed or obtained in the Premises, liquor law liability.
 - b) Worker's compensation coverage in an amount adequate to comply with law, and employer's liability coverage with a limit of not less than One Million Dollars (\$1,000,000).
 - c) Insurance covering all of Contractor's Work, Contractor's leasehold improvements and Alterations permitted under the Lease and all furniture, fixtures, equipment and other personal property located in or at the Premises, in an amount not less than full replacement value from time to time, including replacement cost endorsement, providing protection against any peril included within the classification Fire and Extended Coverage, sprinkler damage, vandalism, theft burglary, malicious mischief, earthquake and such other additional perils as covered in a "special form – cause of loss" or "all risks" standard insurance policy or as Landlord may reasonably require. Any policy

proceeds shall be used for the repair or replacement of the property damaged or destroyed unless this Lease shall cease and terminate.

(2) **Policy Form**. All policies of insurance required of Contractor herein shall be issued by insurance companies with a general policy holder’s rating of not less than “A” and a financial rating of not less than Class “X”, as rated in the most current available “Best’s Key Rating Guide,” and which are qualified to do business in California. All such policies, except for the Workers’ Compensation coverage, shall name and shall be for the mutual and joint benefit and protection of Landlord, Contractor and Landlord’s agents and mortgagee(s) or beneficiary(ies) as additional insureds. The policies shall also name Landlord and Landlord’s mortgagee(s) or beneficiary(ies) as loss payees, and Landlord shall furnish to Contractor the names and addresses of such mortgagee(s) and beneficiary(ies). Executed copies of the policies of insurance or certificates thereof shall be delivered to Landlord within thirty (30) days prior to the expiration of the term of each policy. All policies of insurance delivered to Landlord must contain a provision that the company writing the policy will give to Landlord thirty (30) days’ prior written notice of any cancellation or lapse or the effective date of any reduction in the amounts of insurance. All policies required of Contractor herein shall be endorsed to read that such policies are primary policies and any insurance carried by Landlord or Landlord’s property manager shall be noncontributing with such policies. No policy required to be maintained by Contractor shall have a deductible greater than Twenty-Five Thousand Dollars (\$25,000.00) unless approved in writing by Landlord.

Insurance Certificate Requirements:

- Please see below for additional insured requirements:

<u>Certificate Holder:</u>	<u>Additional Insured:</u>	<u>Additional Insured 2:</u>	<u>Additional Insured 3:</u>
Vestar Properties, Inc. dba Vestar Property Management 2437 Park Avenue Tustin, California 92782	Seacliff Village Shopping Center, In.	Barings, LLC	Vestar Properties Inc.

List of Required Subcontractors:

Fire Protection System (alarm) To place on test call management office	VFS Fire & Security Services	Shelly Jones Office: (714) 778-6070 Email: shelly.j@vfsfire.com
Fire Sprinklers	Orange County Fire Protection	Jered Stock (714) 974-9025
Refuse	The O'Keefe Group	Scott Fitzgerald (800) 872-7488 (888) US- MALLS
Methane Barrier	Gergen Construction	Joe Gergen (714) 960-9182
Roofing	Nason Roofing, Inc.	Amy Stickland Office: (657) 208-3205 Jason Chavez Office: (626) 615-1904

Management Contacts:

Landlord: Property Management	Vestar: General Manager	Arian Maher (714) 259-9090 Email: amaher@vestar.com
Landlord: Property Management	Vestar: Assistant Property Manager	Lori Gertsch (714) 259-9090 Email: lgertsch@vestar.com
Landlord: Property Management	Vestar: Administrative Assistant	John Conrekas (714) 259-9090 Email: jconrekas@vestar.com
Landlord: Construction	Vestar: Tenant Coordination Manager	David Berry (562) 420-5111 Email: dberry@vestar.com
Security (on-site)	SecureNet Protection Services 24hr security	(714) 293-7215
Maintenance	Malco Maintenance, Inc.	(714) 630-0194

Utility Contacts:

Electrical	Southern California Edison	(800) 990-7788
Gas	SoCal Gas (Sempra Energy)	(800) 472-2000
Telephone	AT&T	(888) 299-0124
Water/Sewer	City of Huntington Beach Municipal Services	(714) 536-5919

I have read and understand all of the rules and regulations set forth in this document and will comply with them.

Contractor: _____ **Date:** _____

PRE-CONSTRUCTION MEETING CHECKLIST

Rec'd	Item	Comments
	Copy of City and/or County issued building permit(s)	
	One (1) set of City approved plans	
	Copy of Tenant Contractor's valid State of CA Contractor's License	
	Copy of Tenant Contractor's Certificate of Insurance	
	Copy of Tenant Contractor's Emergency Contact Information	
	Copy of Tenant Contractor's sub-contractor's list	
	Copy of Tenant's construction schedule	
	Receipt of Tenant Contractor's Construction Deposit in the amount of: \$2,500.00	
	Pre-Construction Meeting	
	Other	

TENANT'S CONTRACTOR IS HEREBY:

	APPROVED : Proceed to Construction.
	APPROVED : Demolition Only.
	APPROVED AS NOTED : Proceed to Construction with conditions.
	DENIED : Do NOT Proceed to Construction.
	Follow-up Pre-Construction Meeting is Required.
	Follow-up Pre-Construction Meeting is NOT Required.

Signature of Authorized Vestar Representative

Date

