

Fayette Mall Expansion
Lexington, Kentucky

Premises. Merchandise must be displayed to maximize visual impact to draw customers from the common area. Display lighting within the first 8' - 0" of store must be adjusted and coordinated appropriately for each individual merchandise presentation.

- 5.15.4.** Display fixtures must be consistent with the design of the store. Product manufacturers' fixtures are strictly prohibited.

5.16. Heating, Ventilating, and Air Conditioning

- 5.16.1.** The shopping center is cooled by several large central variable air volume (VAV) air handling units with chilled water coils supplied by a central chilled water plant. Medium pressure supply air ducts will be provided within each space for the Tenant to connect with their secondary series fan powered VAV terminal boxes TITUS DTQS with Honeywell controls purchased through Xencom the mall's energy management system contractor. See Section 12 for details regarding Xencom pricing and scope of work. Where medium pressure air ducts are not located, it shall be the Tenant's responsibility to install rooftop units and all necessary ducts and equipment for the system. All plans, specifications, and calculations for Tenant's HVAC system shall be prepared and sealed by a licensed professional engineer registered in the State of Kentucky. Tenant shall submit final plans to the Landlord for review and approval of the tenant HVAC system and load calculations sized per space sensible, heating shall be electric unless tenant is a restaurant which gas heating is available. The system design shall follow the CBL standard mall design criteria conditions as well as the following additions:

- 5.16.1.1.1.** Interior summer time space conditions 76 °F at 50% R.H.
- 5.16.1.1.2.** Outside summer 93 °F db / 74 °F wb
- 5.16.1.1.3.** Landlord provided supply air temperature to be 56.5 °F
- 5.16.1.1.4.** Landlord provided supply air static at the supply air connection to the tenant space shall be 1.25" w.c.
- 5.16.1.1.5.** Outdoor air ventilation will be provided through Landlord's air handling unit at a minimum of 0.3 cfm per square foot.

- 5.16.1.2. DESIGN INFORMATION-** The materials to be used for general construction shall be confirmed with the appropriate design functions pursuant to the following information:

- 5.16.1.2.1.** Outdoor Weather Conditions: From the current ASHRAE Fundamentals
- 5.16.1.2.2.** Local weather station: Coincident summer and winter wind speed and direction.
- 5.16.1.2.3.** Indoor Design Conditions: Summer: 76 deg. F DB, 50% maximum relative humidity
- 5.16.1.2.4.** All designs shall comply with the IBC Energy Code.

- 5.16.1.3. HEAT GAIN CALCULATIONS-** Heat gain calculations shall be based on the time of peak heat gain (month, day, and hour), considering coincident solar, thermal, and internal environmental heat gains. Heat gain calculations shall be based on full internal heat gains (all lights on).

- 5.16.1.4. HEAT LOSS CALCULATIONS-** Heat loss calculations shall be based on full heat loss at design conditions and no credit shall be taken for internal heat gains.

- 5.16.1.5. COOLING LOAD CALCULATIONS-** Cooling load calculations shall be based on peak heat gain, but may take into account a 31F. DB temperature swing. Temperature swing shall be based on a minimum of six hours.

- 5.16.1.6. HEATING LOAD CALCULATIONS-** Heating load calculations shall be based on design heat loss.

- 5.16.1.7. MINIMUM EXHAUST AIR REQUIREMENTS-** Minimum Exhaust Air Requirements shall meet or exceed all of the following requirements:

- 5.16.1.7.1.** As required by governing or regulatory agencies.
- 5.16.1.7.2.** Toilet exhaust requirements shall be based on the current IMC.

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- 5.16.1.8. MINIMUM AIR CIRCULATION-** Minimum total air circulation for spaces with mechanical cooling shall be as required by governing or regulatory agencies.
- 5.16.1.9. AIR PRESSURES-** The total facility shall be maintained at a slight positive pressure by having the total building outdoor air supply exceed the total building exhaust by approximately ten percent (10%).
- 5.16.1.10. SUPPLY AIR DATA-** The primary supply air temperature shall be approximately 55 deg. F.
- 5.16.1.10.1.** Peak load temperature of cold air supply – 56.5 deg. F.
- 5.16.1.10.2.** Minimum pressure at inlet to Tenant's terminal - three-fourths inch (1.25") S.P.
- 5.16.1.11. RETURN PLENUM-** Ducted return is only required for odor producing Tenants and is subject to Landlord approval.
- 5.16.1.12. SMOKE EXHAUST/RELIEF-** None required.
- 5.16.1.13. TEMPERATURE CONTROLS-** The Tenant shall be responsible for the installation of a standalone electric/electronic control system.
- 5.16.1.14. TEST & BALANCE-** Tenant shall be responsible for all final testing and balancing. Tenant shall provide a copy of the final balancing report to the Landlord within ten (10) days of Tenant's receipt of such report.
- 5.16.2.** Notwithstanding anything contained in this Tenant Criteria to the contrary, Landlord reserves the right to place one or more chase(s) in the Leased Premises, for duct work from the heating, ventilating and air-conditioning unit(s), toilet exhausts and plumbing vents. The size and location of the chase(s) shall be determined by Landlord in its sole discretion.
- 5.16.3.** Medium pressure supply air ducts will be provided within each space at a location determined by the Landlord for the Tenant to connect with their secondary series fan powered VAV terminal boxes. TITUS DTQS boxes with Honeywell controls are required to be purchased through Xencom. **Tenants should contact Steve Sanderson at Xencom Energy Management LLC (469-429-1111) for ordering information and further details (see Section 12 for more information). Lead times for VAVs ordered through Xencom can take up to 7 weeks to be delivered. Please plan accordingly.** Tenant shall provide all ductwork and related devices downstream of the VAV box.
- 5.16.4.** No equipment for Tenant, including mechanical equipment, shall be permitted outside the Leased Premises or on the roof, except as may be specifically approved by Landlord's architect.
- 5.16.5.** All ductwork within the public (sales) areas of the Leased Premises must be concealed unless otherwise approved as part of the design.
- 5.16.6.** If the Leased Premises does not provide for direct access to the roof, the Landlord will provide a toilet exhaust main with tap connections (if Tenant's approved plans include a restroom). Tenants shall provide and install any exhaust fans and associated ductwork for the toilet room exhaust. All areas with roof access above the Tenant shall provide all exhaust ductwork, exhaust fan and roof cap complete for the Tenant's space.
- 5.16.7.** Mechanical system load calculations shall be prepared by Tenant for the Leased Premises. These calculations should indicate the requirements for all plumbing and HVAC. HVAC load calculations shall be as recommended in the ASHRAE Handbooks and other ASHRAE publications and based on weather data obtained for Lexington, Kentucky. The load calculations shall be included in Tenant's submittal to Landlord for review and record purposes. These calculations shall provide sufficient detail to allow further analysis using various parameters, factors and areas.
- 5.16.8.** All Tenant's duct shall be designed, furnished and installed in strict accordance with

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