



SAN DIEGO INTERNATIONAL AIRPORT

sun | sand | sea | aviation

Concessions Design Manual

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# 01 INTRODUCTION

## 1.1 DESIGN VISION

The design principles set forth in the Concessions Design Manual (CDM) are structured to:

***Promote sophisticated, high caliber, creative concession design.***

Concessions Tenant design solutions are to project a refined innovative image, integrating their concept consistently through the design of their storefront facades, signage, interior design and merchandising. Creative architectural expression of storefront facades combined with professionally designed product and merchandise displays set the pulse of the concession program, energizing the passenger experience.

***Regard the integrity of the design characteristics of the respective terminals.***

Terminal design over the lifespan of San Diego International Airport (SDIA) has evolved. Each terminal possesses its own distinct aesthetic. Proposed designs are to be contextual to the respective terminal in which they reside and should enhance and complement the building's architecture and interior design.

***Celebrate the San Diego County Region creating a sense of place uniquely San Diego.***

The Concessions Tenant is encouraged to explore the many natural attributes and significant landmarks of San Diego to develop a design solution that celebrates these unique elements. The Concessions Tenant must consider creative adaptations to their typical branded storefront and design to achieve a concept that is expressive of the San Diego region.

The Authority has determined “***Sun, Sand, Sea and Aviation***” to be symbolic imagery which reflects the nature of the region and purpose of the SDIA. Subtle and sophisticated representation of these concepts implemented through distinctive design solutions, branding of the stores, and the quality of regional offerings will provide passengers a memorable experience uniquely San Diego.

***Support sustainable practices and regard for the environment.***

The Authority's Mission Statement is to operate San Diego's air transportation gateways in a manner that promotes the region's prosperity and its quality of life. The Concessions Tenant is encouraged to support the Authority's mission in the design and operational practices of their concession to follow sustainable recommendations as established by the US Green Building Council.

## 1.2 PURPOSE & SCOPE

The CDM is a comprehensive set of guidelines that provides the planning, design and construction standards required to ensure that Concessions Tenant plans are prepared compliant with Authority standards and that projects are constructed with minimal impact to SDIA operations. The CDM outlines Authority and Concessions Tenant obligations as well as requirements and restrictions placed on Concessions Tenant construction. As such the Concessions Tenant shall distribute the current CDM to all design and construction team members. The requirements of this manual are supplemental to the Concessions Tenant contractual lease with the Authority and in the event of any conflict between the CDM and the lease with the Authority, the lease shall prevail.

The CDM replaces all previous retail concession design guidelines and is to be used in conjunction with other Authority standards. Refer to Section 13 Additional Authority Resources, for a list of Authority standards including the Facilities Criteria Document (FCD) which sets Authority standards for all building components and systems which the Authority maintains. For the Concessions Tenant, the FCD applies to various conditions where an Authority or Base Building interface occurs. Dimensions and details are for reference only as actual conditions may vary. The Concessions Tenant is solely responsible to field verify the accuracy of all information prior to commencing design including field verification of all existing conditions and the location of all built elements, utilities, and building systems. The Authority is not responsible for existing conditions and their effect upon the Concessions Tenant design and construction. For un-built spaces it is the responsibility of the Concessions Tenant to thoroughly review all pertinent construction documents. In addition, as there are ongoing construction improvements at SDIA, it is the Concessions Tenant's responsibility to coordinate the status of these improvements





relative to their impact on the Concessions Tenant’s premises (refer to Subsection 13.3 for Base Building construction updates).

The Authority encourages a collaborative working relationship between Authority staff and the Concessions Tenant’s design and construction teams. The Concessions Development Program Manager will assign an Authority Project Coordinator to serve as the Concessions Tenant liaison and primary point of contact for day to day Concessions Tenant needs. The Authority’s Project Coordinator’s responsibility is to assist the Concessions Tenant through the design review, construction and project closeout phases.

**All Concessions Tenant improvements are to be submitted to the Authority for review and approval in writing as outlined in Section 09 Design Review & Submittal process prior to construction or installation and shall comply with all applicable local, state, and federal codes, rules, and regulations. The Authority reserves the right to reject any Concessions Tenant proposed design, finish material, fixture, furnishing, equipment, signage, graphic or method of construction or installation at the sole discretion of the Authority. The Authority may provide recommendations for correcting design deficiencies including possible alternative design solutions at the Concessions Tenant’s expense.**

**The CDM shall be strictly adhered to as it establishes the minimum standards for the design, construction and performance requirements for Concessions Tenant improvements. All pertinent information contained within the CDM shall be fully explained and noted within the Concessions Tenant’s contract documents.**

### 1.3 TERMINAL DESCRIPTIONS

The Concessions Tenant design approach for concession spaces at SDIA will vary by terminal and may even differ within the same terminal. To assist the Concessions Tenant in better understanding the characteristics of each terminal and the design opportunities these conditions offer, the following is a brief description of each of the terminals.

#### Commuter Terminal (CT)

Set apart from SDIA’s larger terminal buildings with the front entry just steps away from the San Diego Bay, the CT offers commuter passengers a slightly more relaxed travel experience. The ticketing lobby and baggage claim areas offer spaces filled with natural light and high ceilings. Post-security, the CT has a north facing facade that provides engaging views of the runway, aircraft and passenger activity. Concession spaces do not have a neutral frame with Authority finishes, refer to Section 3.10 Neutral Frame. This condition provides the Concessions Tenant the opportunity to fully express their design concept within the full facade (ff) of the storefront creating a strong presence and identity.

Finish materials within the CT are expressive of the SDIA Sun, Sand, Sea and Aviation imagery:

- Flooring: Sand inspired porcelain tile flooring is punctuated with bands of dark gray and blue tile while Holdrooms are finished in an ocean blue carpet with a subtle grid pattern.
- Walls: A sweeping wing-shaped wall of panels finished in a warm copper brown is contrasted with insets of brushed stainless steel. Ancillary walls are painted in shades of ocean blue and green.
- Ceilings: Reflecting the curvilinear form of the main lobby, a cloud white ceiling, indirectly illuminated, appears to float above the space.
- Curtain wall: Pre and Post security, the CT provides expansive full height windows framed with aluminum mullions.

Note: Designs for various terminal improvements are currently underway. Information provided in this manual is conceptual in nature and subject to change.



## Terminal 1 (T1)

Designed in 1967, T1 represents classic 1960's modern architecture as recognized by the American Institute of Architects. The floor to ceiling glass curtain wall in the ticketing and bag claim lobbies flood the terminal with natural light diffusing the separation between interior and exterior space. Precast ceiling modules supported by soaring conical concrete columns extend through the facade to form a protective overhang. This unique space within SDIA provides a dramatic opportunity for Concessions Tenants to utilize the height of the ceilings to create a strong presence and distinctive identity.

Post-security, the ceiling heights are lower, therefore the Authority has not provided the typical neutral frame for concession spaces. This provides the Concessions Tenant an opportunity to fully utilize the entire storefront facade to establish their identity. Wide open entries are encouraged to increase the sense of space within the concourse. The T1 rotundas provide architecturally dynamic circular concession spaces with direct access to the hold rooms. The concessions form an active and engaging nucleus to the rotunda encouraging passengers to linger while providing convenient visibility to the surrounding gates.

### Ticketing Lobby:

- Floors: Terrazzo in geometric bands make up the flooring in shades of ocean blue, gray, green and sand.
- Curtain wall: Precast concrete panels integrate with the full height tinted bronze glass curtain wall to form the exterior facade.

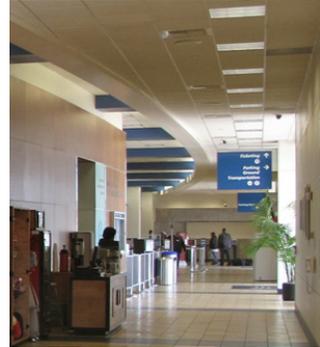
### East Rotunda/Concourse:

- Floors: Sand colored Terrazzo tiles pave the concourse while holdrooms are carpeted in a subtle linear patterned carpet tile in sand, grey and black.

### Dining Cove:

Building upon the beach theme, the overall color palette of sand beige, white and ocean blue recall the sun, sand and sea palette of SDIA. The experience of walking over wood plank paths that take the beach goer across the dunes to the water is invoked in the finish materials and patterns. The walls of the food court and neutral piers are inspired by beach huts, with light colored wood frames and trellises framing the architecture.

- Flooring: Beige terrazzo flooring represents sand, integrated with a matrix of marbles, shells and glass. Weathered wood colored terrazzo provides "paths" to the various Concessions Tenants.
- Walls: Neutral piers and columns are defined by bleached wood frames. The majority of wall surfaces are back-painted glass or white ceramic tile. The exposed shear wall will be clad in an abstract sea graphic that suggests a horizon at the beach.
- Ceiling: The ceiling is defined by wood louvers that continue the theme of an outdoor cabana. The wood louvers lighten the low ceiling height as dictated by the existing structure and mechanical services.





Terminal 1

### Terminal 2 East (T2E)

Designed to complement the 1960's classic modern style of T1, T2E incorporates the precast concrete ceilings, conical columns and curtain wall system of T1. Passengers enter the T2E pre-security ticketing lobby through an elevated sky bridge or escalators from curb side drop off to a space with high ceilings filled with abundant natural light. The T2E concessions spaces are provided with a neutral frame and Base Building finishes with a sign band. Similar to T1 Concessions Tenants are to utilize the higher volume of space to provide a strong presence and distinctive identity in keeping with the design aesthetic of the terminal.

#### Ticketing Lobby:

The materials palette in the ticketing lobby includes elements of Terminal 1, as well as materials which provide a transition to Terminal 2 West.

- Floors: Large scale terrazzo tiles in monochromatic tones of black and gray are laid in a geometric grid pattern.
- Walls: In contrast to the flooring, sun inspired Jerusalem Gold limestone tiles clad the walls.
- Ceilings: Precast concrete ceilings in a modular grid form carry over from the Terminal 1 design.

#### Concourse:

The concourse transitions to lower ceilings and materials recalling the Sun, Sand, Sea and Aviation material palette of Terminal 2 West. The concession spaces are provided with a neutral frame of Base Building finishes and a sign band. Due to the low ceiling height on the east side of the concourse the Concessions Tenant is to explore unique design solutions including signage and storefront compositions to maximize their presence within the space.

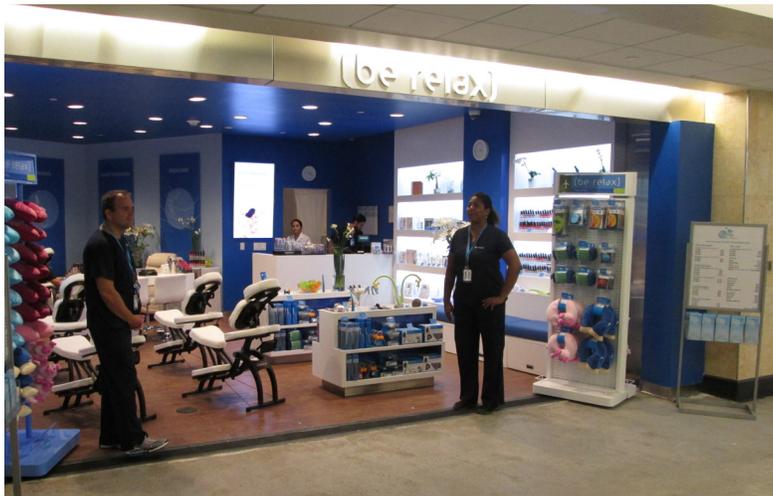
- Floors: Linear patterned carpet tiles in black and gray with gold accents extend from the concourse into the holdrooms, so as to expand the overall sense of space.
- Walls: In contrast to the dark flooring, walls are clad in Jerusalem Gold limestone.
- Ceilings: To increase the sense of height and natural light within the restricted space, ceilings are illuminated with indirect lighting.

**Dining Cove:**

Passengers will be drawn into the Dining Cove by the graceful curve of a metal “wing” ceiling peaking out into the concourse. A central seating area will anchor the food establishments providing views of the airfield. The space is activated by a dramatic ceiling of metal, treated gypsum board, and glass. The architectural features are juxtaposed in an asymmetrical play between the curved steel ceiling, the orthogonal glass canopy and the angular gypsum board walls.

The materials palette includes elements of the new T2 East terminal palette.

- Floors: Epoxy terrazzo with a matrix of neutral grays and aggregates of sea shells and metal, incorporate both the beach and aviation influence.
- Walls: The Concessions Tenant neutral surround is made up of warm Jerusalem Gold limestone tile as is typical throughout most of the SDIA.
- Ceilings: A composition of gypsum board, glass and metal formulate sculptural architectural elements which define the ceiling.



**Terminal 2 East**



## Terminal 2 West (T2W)

The new Terminal 2 West Expansion completes the long awaited final phase of the T2W original design. The expansion adds ten new gates to the terminal, six new gates in the widened north concourse and four new gates in a new west concourse. Each concourse includes holdroom, concession and passenger amenities. The north and west concourses are connected by a grand space which serves as the primary focal point of the project. This is a dramatic space where concessions and artwork blend the new and existing buildings together by way of a grand central concourse linking the north concourse, west concourse and market rotunda.

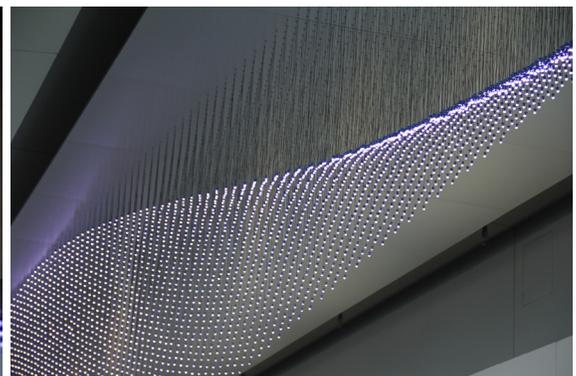
Within the central concourse is the spectacular 'Sunset Cove'. A dramatic sixty-five foot high curved curtain wall provides 180 degree panoramic views of the airfield, aircraft and Point Loma beyond. Awash in natural light, Sunset Cove features a sparkling crystal sculpture simulating water droplets raining from the ceiling amongst soaring palm trees. This area will provide the highest concentration of retail and food and beverage offerings.

T2W features contemporary architectural elements noted by sculptural ceilings of perforated metal punctuated within the rotundas by massive skylights inspired by the imagery of jet engines. The market and south rotundas within T2W link circulation paths create natural gathering spots while providing the Concessions Tenant with unique design opportunities to respond to the circular geometry.

The landside exterior facade will be an extension of the existing T2W as defined by the angled glass curtain wall and soaring concrete columns. The attention of arriving passengers is drawn toward distant views of the San Diego Bay from the pre-security ticketing and baggage claim lobbies.

### Concourse:

- Floors: Extending the length of the concourse, a dramatic curvilinear pattern in the terrazzo flooring representing waves crashing along the shoreline is rendered in monochromatic shades of black, gray, and white.
- Walls: Expansive walls of warm sunlight inspired Jerusalem Gold limestone contrast the cooler tones of the flooring.
- Ceilings: Illuminated with natural and indirect lighting, sculptural ceilings of inverted metal panels supported by exposed structure appear to float to above the concourse.



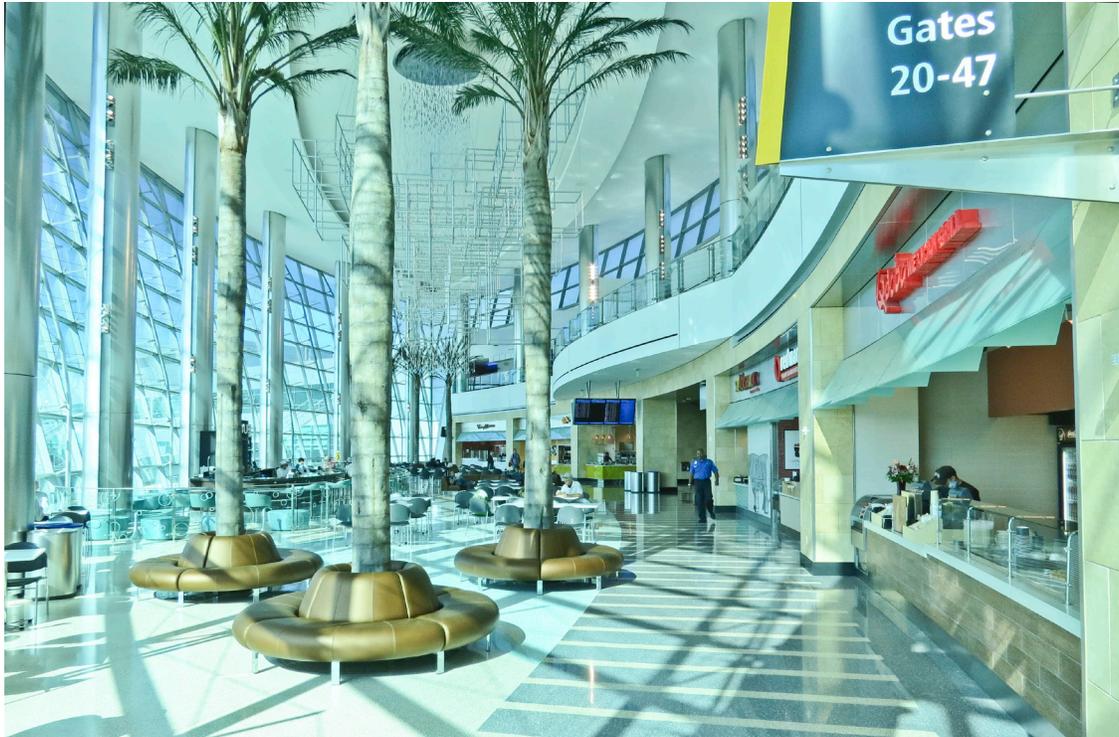
Terminal 2 West | Concourse

Rotundas:

- Floors: Oceanic atole imagery inspired the design of the terrazzo flooring in a white matrix with water colored glass pebbles.

Sunset Cove:

A two-story canted curvilinear curtain wall provides views to the airfield. The space is refined and modern, yet warm in its interpretation of the Sun, Sand, Sea and Aviation imagery.



**Terminal 2 West | Sunset Cove**

- Walls: Jerusalem Gold limestone tile clads the walls as is typical throughout the terminal.
- Floors: The flooring pattern, an artist's rendition of tide pools, is composed of terrazzo imbedded in a white matrix with water colored glass beads.
- Furnishings: Clean and modern in design, the chairs and tables are white with aluminum frames.

## 1.4 AUTHORITY'S RESPONSIBILITY

The following is an overview of responsibilities assumed by the Authority for construction and improvements to the Concessions Tenant's Leased Premises:

- Construction of common areas.
- Construction of Concessions Tenant's Leased Premise shell (see Subsection 2.4 for further information).
- Pedestrian circulation areas/systems.
- Inspection and coordination for compliance with Concessions Tenant's Real Estate Agreement with the Authority.

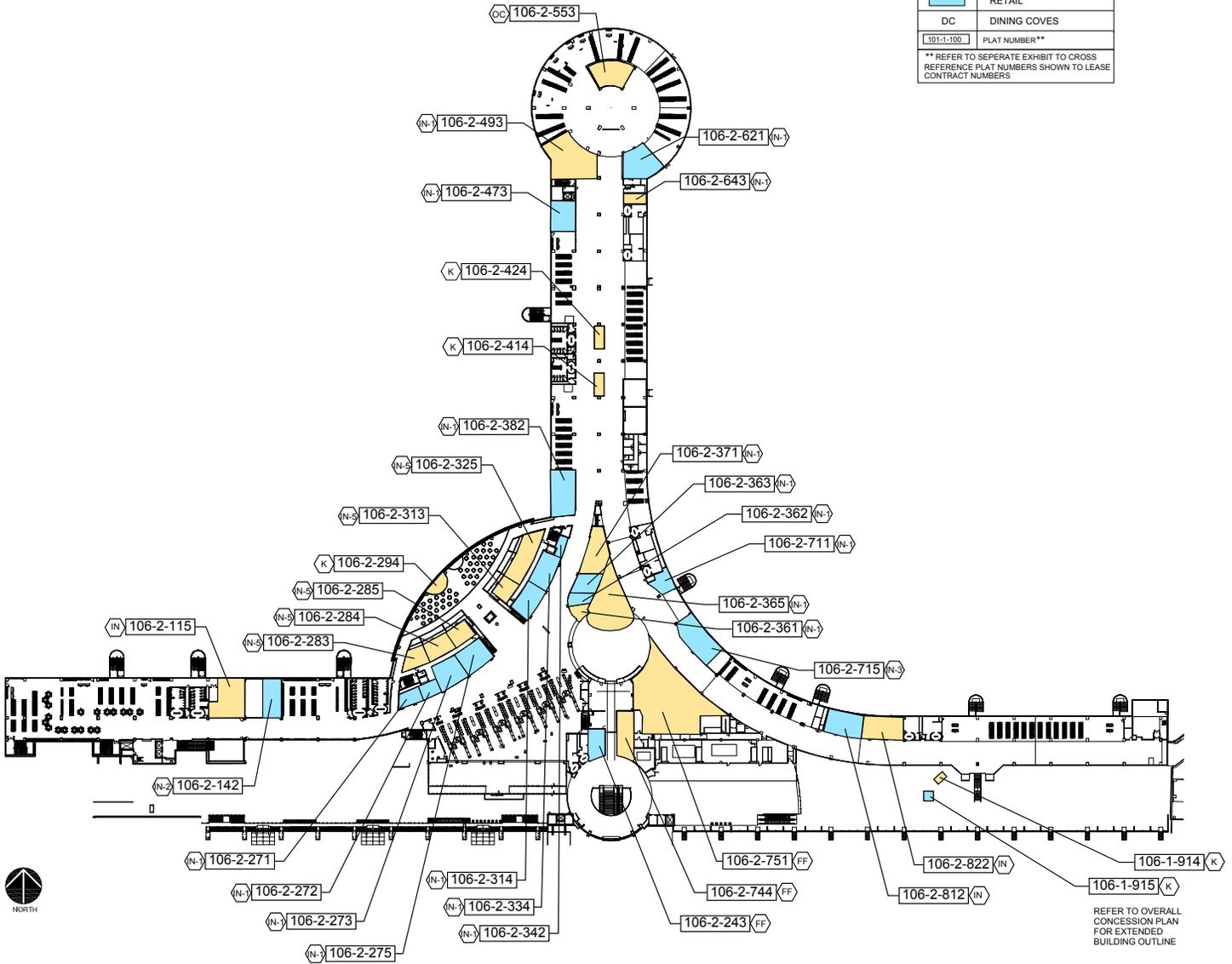
The responsibility of the Authority shall be dictated by existing Concessions Tenant's Real Estate Agreement with the Authority. In the event there is no existing agreement, the Authority's responsibility shall be negotiated.

All previously occupied Tenant Leased Premises will be available in their "as is" condition, unless otherwise agreed upon by the Authority in writing.



# 1.5 CONCESSION PLANS

CONCESSIONS LEGEND	
STOREFRONT TYPES*	
IN	IN-LINE
FF	FULL FACADE SHOP
AS	ALCOVE SHOP
K	KIOSK
OC	OPEN CONCEPT
*REFER TO SECTION 3.3 DEFINITION OF TYPES	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	FOOD & BEVERAGE
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	RETAIL
<span style="background-color: lightgrey; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	DINING COVES
101-1-100	PLAT NUMBER**
** REFER TO SEPERATE EXHIBIT TO CROSS REFERENCE PLAT NUMBERS SHOWN TO LEASE CONTRACT NUMBERS	

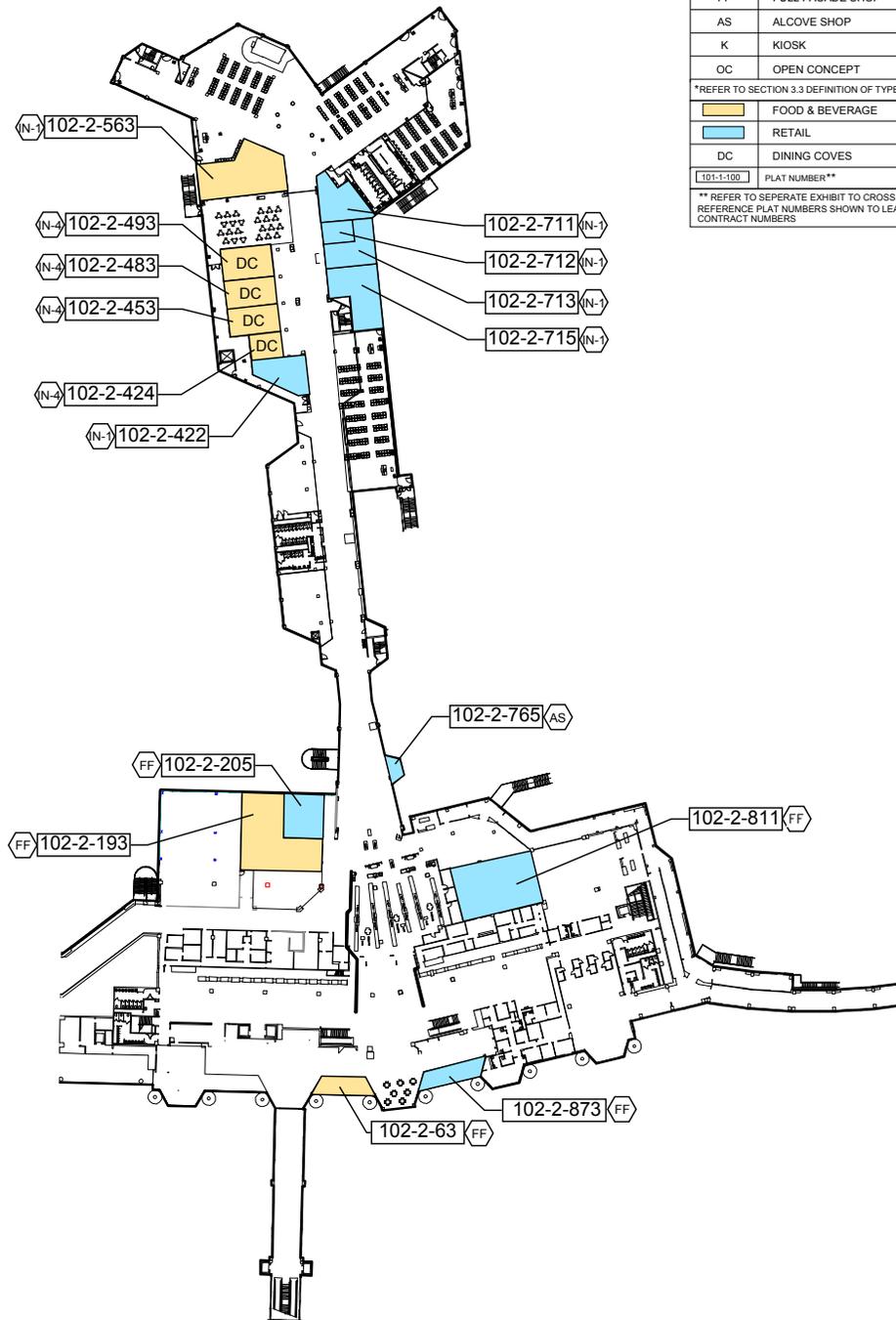


## TERMINAL 2 WEST (PREFIX 106)

### SDIA: CONCESSION PLANS STOREFRONT LOCATION DIAGRAM

**CONCESSIONS LEGEND**

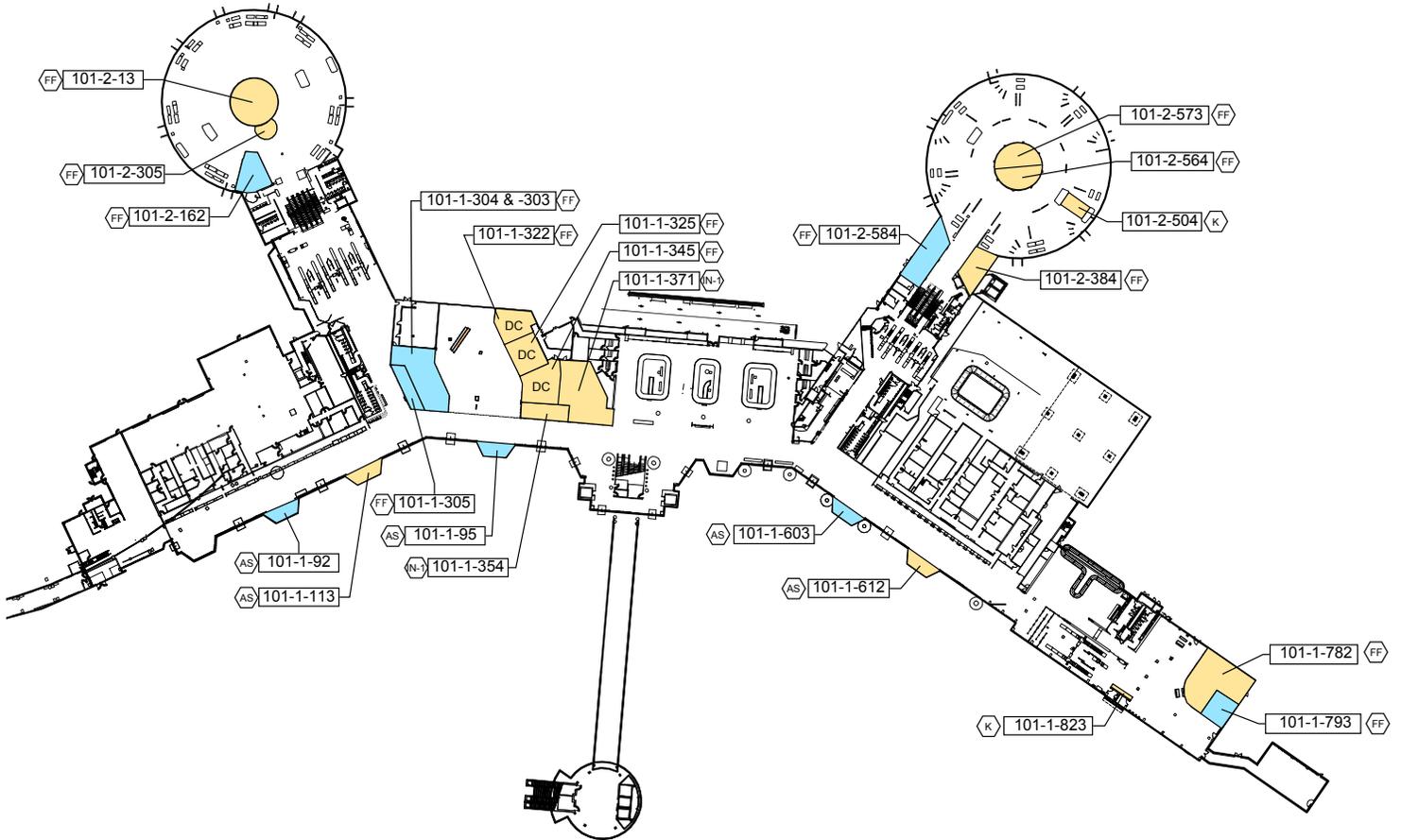
STOREFRONT TYPES *	
IN	IN-LINE
FF	FULL FACADE SHOP
AS	ALCOVE SHOP
K	KIOSK
OC	OPEN CONCEPT
*REFER TO SECTION 3.3 DEFINITION OF TYPES	
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	FOOD & BEVERAGE
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	RETAIL
DC	DINING COVES
101-1-100	PLAT NUMBER**
** REFER TO SEPERATE EXHIBIT TO CROSS REFERENCE PLAT NUMBERS SHOWN TO LEASE CONTRACT NUMBERS	



**TERMINAL 2 EAST (PREFIX 102)**

**SDIA: CONCESSION PLANS**  
**STOREFRONT LOCATION DIAGRAM**

CONCESSIONS LEGEND	
STOREFRONT TYPES *	
IN	IN-LINE
FF	FULL FACADE SHOP
AS	ALCOVE SHOP
K	KIOSK
OC	OPEN CONCEPT
*REFER TO SECTION 3.3 DEFINITION OF TYPES	
	FOOD & BEVERAGE
	RETAIL
DC	DINING COVES
101-1-100	PLAT NUMBER**
** REFER TO SEPERATE EXHIBIT TO CROSS REFERENCE PLAT NUMBERS SHOWN TO LEASE CONTRACT NUMBERS	

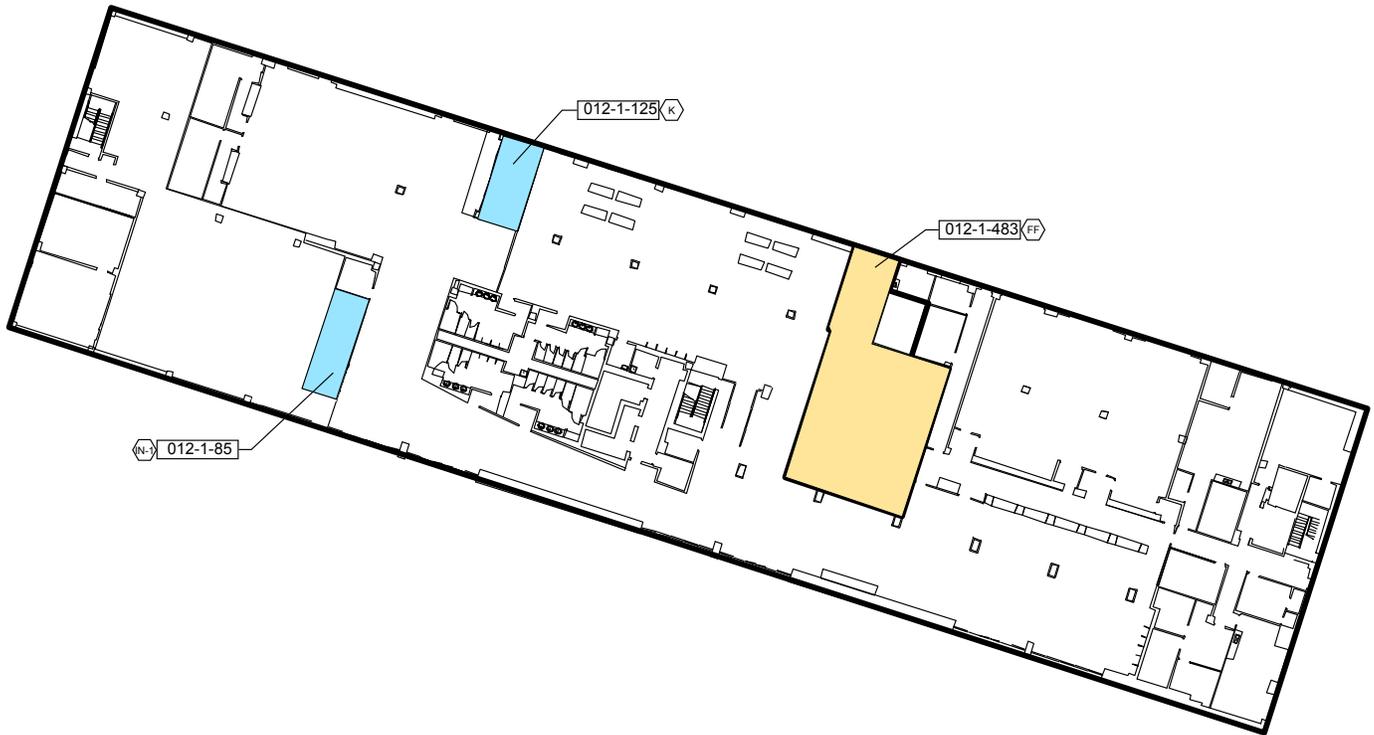


## TERMINAL 1 (PREFIX 101)

# SDIA: CONCESSION PLANS

## STOREFRONT LOCATION DIAGRAM

CONCESSIONS LEGEND	
STOREFRONT TYPES *	
IN	IN-LINE
FF	FULL FACADE SHOP
AS	ALCOVE SHOP
K	KIOSK
OC	OPEN CONCEPT
*REFER TO SECTION 3.3 DEFINITION OF TYPES	
	FOOD & BEVERAGE
	RETAIL
DC	DINING COVES
101-1-100	PLAT NUMBER**
** REFER TO SEPERATE EXHIBIT TO CROSS REFERENCE PLAT NUMBERS SHOWN TO LEASE CONTRACT NUMBERS	



## COMMUTER TERMINAL (PREFIX 012)

### SDIA: CONCESSION PLANS STOREFRONT LOCATION DIAGRAM

## 1.6 LEASE PLAT COMPARISON LIST

Commuter Terminal	
Contract #	Plat #
012-1005	012-1-85
012-1010	012-1-125
012-1015	012-1-483

Terminal 2 East	
Contract #	Plat #
102-2000	102-2-63
102-2005	102-2-873
102-2009	102-2-765
102-2010	102-2-715
102-2013	102-2-713
102-2015	102-2-712
102-2020	102-2-711
102-2025	102-2-563
102-2035	102-2-493
102-2040	102-2-483
102-2045	102-2-453
102-2050	102-2-424
102-2055	102-2-422
102-2060	102-2-205
102-2065	102-2-193
102-2070	102-2-191
102-2221	102-2-811

Terminal 2 West	
Contract #	Plat #
106-1010	106-1-914
106-1015	106-1-913
106-2000	106-2-822
106-2002	106-2-812
106-2005	106-2-715
106-2006	106-2-711
106-2010	106-2-365
106-2012	106-2-361
106-2014	106-2-362
106-2015	106-2-363
106-2016	106-2-371
106-2024	106-2-643
106-2026	106-2-621
106-2028	106-2-553
106-2030	106-2-493
106-2032	106-2-473
106-2036	106-2-424
106-2038	106-2-414
106-2042	106-2-382
106-2044	106-2-342
106-2048	106-2-334
106-2050	106-2-325
106-2052	106-2-314
106-2054	106-2-313
106-2056	106-2-294
106-2060	106-2-285
106-2062	106-2-275
106-2064	106-2-283
106-2066	106-2-273
106-2068	106-2-284
106-2070	106-2-272
106-2072	106-2-271
106-2076	106-2-142
106-2080	106-2-115
106-2082	106-2-243
106-2084	106-2-744
106-2088	106-2-751

Terminal 1	
Contract #	Plat #
101-1000	101-1-793
101-1002	101-1-782
101-1003	101-1-823
101-1010	101-1-371
101-1018	101-1-322
101-1020	101-1-305
101-1020	101-1-325
101-1021	101-1-95
101-1024	101-1-345
101-1026	101-1-354
101-1032	101-1-304
101-1034	101-1-303
101-1042	101-1-92
101-1044	101-1-113
101-1046	101-1-603
101-1048	101-1-612
101-2000	101-2-384
101-2002	101-2-573
101-2003	101-2-504
101-2004	101-2-564
101-2006	101-2-584
101-2013	101-2-13
101-2014	101-2-305
101-2018	101-2-162

# 02 ARCHITECTURAL/ENGINEERING DESIGN STANDARDS

## 2.1 OBJECTIVES

**2.1.1** The Architectural/Engineering Design Standards provide the minimum requirements for the planning, layout, and execution of the Concessions Tenant design. These standards are intended to assist the Concessions Tenant in understanding the distinct architectural conditions within the various terminals of SDIA to maximize the impact of their design.

## 2.2 GENERAL STANDARDS

**2.2.1** The Concessions Tenant is required to provide all construction per Section 2.5 Concessions Tenant Improvements, and to install them per the manufacturer's recommendations, best industry practices, and in a manner to satisfy all conditions of warranty. Substrate and protective finish surfaces are to be properly prepared to receive any finish products per the manufacturer's recommendations. If Base Building conditions within the terminals conflict with any provisions within the CDM, the Concessions Tenant must notify the Authority in writing. All Concessions Tenant areas visible to the public, including the tops of ceilings, which may be exposed to public view, shall be finished by the Concessions Tenant.

**2.2.2** Refer to Section 13 Additional Authority Resources, Subsection 13.1 Facilities Criteria Document (FCD) for any building components or Base Building systems referenced within the CDM as required to meet Authority standards.

## 2.3 QUALIFIED PROFESSIONAL ARCHITECT & ENGINEER

**2.3.1** SDIA related planning and design requires the understanding of complex and divergent procedures that require specialized training. It is essential that qualified personnel undertake the responsibility for preparation of all Concessions Tenant drawings and specifications. Only work prepared, stamped and signed by a qualified professional will be accepted. Without exception, a qualified professional is an Architect or Engineer (A/E) currently licensed to practice in the State of California and in the jurisdiction of SDIA. Where the term architect and engineer are referred to without qualification, it shall mean a qualified professional as described in this paragraph.

**2.3.2** The Concessions Tenant is required to select qualified architects and engineers to prepare all investigations, calculations, drawings, and specifications. All submitted drawings must be stamped and signed by the designing Architect and Engineers of the appropriate discipline including modifications to Base Building or fire protection systems. Construction administration services shall be provided by a qualified architect, engineer or construction manager.

## 2.4 BASE BUILDING IMPROVEMENTS

**2.4.1** Depending on location, the Authority will provide a Base Building shell and core structure demised per a Lease Outline Drawing (LOD) and/or a plat, included as Exhibit A within the Concessions Tenant lease agreement ready for Concessions Tenant improvements. Shell spaces will typically consist of a structural slab floor, no ceiling (i.e. space is open to structure above) and steel stud walls ready for finish material or gypsum board. For most conditions the following connection points or stub outs will be available to support Concessions Tenant infrastructure requirements:

- 2.4.1.1** HVAC supply/return air ductwork.
- 2.4.1.2** Electrical raceway to distribution panel.
- 2.4.1.3** Water at food and beverage locations.
- 2.4.1.4** Sanitary sewer and grease interceptor at food and beverage locations including coffee dispensers at retail.
- 2.4.1.5** Gas at food and beverage locations with kitchens.
- 2.4.1.6** Fire sprinklers as required.
- 2.4.1.7** Communication raceway to telecom closet.

**2.4.2** In some conditions in Terminal 2 West, ventilation/exhaust ducts to the roof may be partially provided as part of the Base Building. Improvements provided by the Authority vary depending upon the type and location

of the Concessions Tenant premises. Information regarding existing building conditions and Authority provided improvements must be fully investigated by the Concessions Tenant prior to the start of design and confirmed in writing to the Authority's Project Coordinator. Refer to Section 10.8 Acceptance of Premises.

**2.4.3** For additional information refer to Section 8.2 Base Building Conditions.

## **2.5 CONCESSIONS TENANT IMPROVEMENTS**

**2.5.1** The Concessions Tenant is to provide a dust-tight, secure construction separation wall between any public space and the Concessions Tenant's leased premises per Authority standards for construction barricades. The Concessions Tenant shall be responsible for all improvements required for a complete build out of their space, including but not limited to:

- 2.5.1.1** All walls, floors, ceilings, signage, casework and millwork.
- 2.5.1.2** All finishes, furniture, fixtures and equipment.
- 2.5.1.3** All HVAC supply/return ductwork, equipment and controls required for fully functioning system.
- 2.5.1.4** All power wiring, branch circuiting, lighting fixtures, accessories, panels and metering.
- 2.5.1.5** All data and communications devices, wiring and equipment.
- 2.5.1.6** All fire alarm wiring, devices and connections to Base Building fire alarm system.
- 2.5.1.7** All fire sprinkler piping and connections, excluding T1.
- 2.5.1.8** Where required for Concessions Tenant's operation all connections to water, sewer, grease, and gas services including metering.
- 2.5.1.9** All required kitchen equipment, fixtures, and systems including all necessary building modifications to meet system requirements and requirements of all Agencies having jurisdiction.
- 2.5.1.10** All deviations from Authority previously approved design(s) shall require a Design Variance Request (DVR) form submitted by the Concessions Tenant with enough information to allow a reasonable review by the Authority to determine acceptability.
- 2.5.1.11** All requests to affect the Authority's terminal Base Building structural system(s) shall require a 'Base Building Modification Request (BBMR) Form' submitted by the Concessions Tenant with enough information to allow a reasonable review by the Authority to determine acceptability.

## **2.6 CODES & REGULATIONS**

**2.6.1** All work covered by the drawings and field of drawing notes and specifications shall conform to the latest edition of the California Building Code of the State of California (code) as adopted by the City of San Diego Planning and Development Services Department as the authority having jurisdiction. Review by the Authority does not relieve the Concessions Tenant of the responsibility to satisfy all applicable local, state, and federal codes, rules, regulations, and requirements governing work at SDIA.

**2.6.2** Concessions Tenant is responsible for compliance with the Americans with Disabilities Act (ADA) and Title 24 of the California Code of Regulations. The Concessions Tenant shall have their ADA / Title 24 consultant review and provide written certification that the completed improvements comply with all applicable accessibility regulations no later than thirty (30) days after substantial completion notification is issued to the Concession Tenant. An acceptable option to a written certification would be a reaffirmation by signature and current date that the ADA Conformance Statement on the record drawings remains true and accurate.

**2.6.3** All Concessions Tenants selling consumables whether prepared on-site or pre-packaged must obtain a permit for plans and facilities, including support spaces, as inspected by the San Diego County Department of Environmental Health.

### **2.6.4 Disclaimer**

*Constructability and compliance to governing codes and regulations to the satisfaction of the authority having jurisdiction remains solely the responsibility of the Concessions Tenant. Where a discrepancy arises between*

*Authority requirements and local, state, national, and federal codes and regulations, the latter shall govern unless the Authority standard is higher and does not conflict. The Concessions Tenant must inform the Authority in writing of any such conflicts.*

## **2.7 SEISMIC DESIGN CRITERIA**

**2.7.1** The San Diego County region is an active seismic zone and as such the Concessions Tenant is responsible for contacting local authorities to determine current seismic design requirements specific to this region; including the Rose Canyon fault. Furthermore, the Concessions Tenant shall design their facilities for the Occupancy Category designated by Title 24 of the California Code of Regulation with the following amplification: SDIA, a Special Occupancy Group, is to be designed as an essential services facility for seismic design only. The intent is to limit potential damage and disruption to SDIA due to a seismic event by designing to the more stringent category requirement. As a minimum, the seismic design calculations for terminals shall be designed as Occupancy Category III with an “Importance Factor (Ip)” of 1.25 as designated by the California Code of Regulations (see also Section 8.3; Subsection 8.3.9 Seismic Connections and Expansion Joints).

## **2.8 DATA & MATERIAL FURNISHED BY THE AUTHORITY**

**2.8.1** The Authority will provide the Concessions Tenant information on available Base Building documentation. The Concessions Tenant is responsible to determine the information it needs and make their request to the Authority’s Project Coordinator. The Authority will make every effort to provide the Concessions Tenant the requested documents; however, Concessions Tenant recognizes that not all documentation may be available or permissible for release. The Authority does not warrant the accuracy or completeness of same. The Concessions Tenant is solely responsible to verify the accuracy of the information provided as well as conduct site specific surveys and inspections as required.

**2.8.2** Pertinent available documentation as noted in Section 13 Additional Authority Resources (links) is available on the SDCRAA CDP website or as listed below can be furnished by the Authority relative to the Concessions Tenant’s premise upon a written request (on requestor’s letterhead) from the Concessions Tenant and/or the Concessions Tenant’s Design Team. Other documentation available:

- 2.8.2.1** Available survey data and/or project control points.
- 2.8.2.2** Base Building (Terminal) Record Drawings (1) (accessed via the SDCRAA FDD FTP Site).
- 2.8.2.3** Authority Standard Title Sheet/Block CA Drawing format (with SDIA Vicinity and Location maps).
- 2.8.2.4** Hazardous Materials Report per Terminal.

**2.8.3** Only the drawings specifically requested will be provided. The information contained in these drawings should be field verified prior to use for future improvement projects. Field verification is the sole responsibility of the consultant utilizing the data provided. The San Diego County Regional Airport Authority expressly waives any responsibility for the accuracy of the requested drawings. If any discrepancies, inadequacies or inaccuracies are discovered during the review of these drawings, it should be reported to the Concessions Development Program Tenant Improvement Project Coordinator in writing. If any electronic files are supplied, it is understood that they are provided by the Authority for reference information only. Conversions of the information and data from the format supplied, to an alternate system or format that can result in files that may be altered, whether inadvertently or otherwise, may also result in the introduction of inexactitudes, anomalies, and errors which the Authority can neither predict nor control.

## **2.9 REQUEST TO MODIFY BASE BUILDING CONDITIONS**

**2.9.1** If Concessions Tenant requirements exceed the capacities, requirements or adjustments to, of what is being provided by the Authority, the Concessions Tenant may request to upgrade or change said service or requirements from the Authority by submitting a ‘Base Building Modification Request (BBMR) Form’ defining in enough detail and clarity the extent of the modification requested. The Authority will review the request and will render, at its sole discretion, a decision in writing to the Concessions Tenant. Should the Authority authorize the Concessions Tenant’s request the Concessions Tenant shall proceed with the work at Concessions Tenant expense under Authority oversight and supervision. The Authority reserves the right to require modifications to the Base Building or Base Building systems to be performed by a Base Building contractor at Concessions Tenant expense.

**2.9.2** If the Authority incurs direct or indirect costs associated with the Concessions Tenant request for a change to the Base Building, the Concessions Tenant shall compensate the Authority.

## 2.10 SUSTAINABILITY

**2.10.1** The Authority's Sustainability Policy states, in part, that it is:

*"...essential for San Diego International Airport (SDIA) to continue to evolve into a known benchmark and respected role model for best sustainable practices in the San Diego region and the aviation industry."*

**2.10.2** The Authority realizes that, "sustainability is consistent with and vigorously reinforces the Authority's mission statement which is to operate San Diego's air transportation gateways in a manner that promotes the region's prosperity and its quality of life."

**2.10.3** In July 2009, the State of California incorporated voluntary green building standards (Cal Green) into the code. These changes became mandatory in July 2011. As such, the Authority is also committed to integrating the Leadership in Energy and Environmental Design (LEED) Program into SDIA's new and existing facilities.

**2.10.4** The Concessions Tenant is encouraged to design and construct its facilities following the recommendations and standards of the United States Green Building Council ("USGBC") LEED program in the Green Building rating System "LEED For Retail; Commercial Interiors" latest draft or edition. The Concessions Tenant is encouraged to try and obtain a minimum LEED Certification and as well, follow these minimum requirements:

- 2.10.4.1** Equipment and appliances to be energy-efficient as qualified by the EPA's ENERGY STAR program.
- 2.10.4.2** Lighting systems to be energy efficient with lighting controls and task lighting to manage energy use and make use of day-lighting opportunities where they exist.
- 2.10.4.3** Maintain a comfortable thermal environment for employees and customers, with energy efficient systems properly installed, calibrated and commissioned.
- 2.10.4.4** Recycle and salvage non hazardous construction and demolition debris depositing of debris in accordance with City of San Diego Recycling Ordinance (refer to Section 13 Additional Authority Resources, Subsection 13.6 for link to further information).
- 2.10.4.5** Use zero VOC (Volatile Organic Compounds) emitting materials in furniture, adhesives and sealants, paints and coatings, composite wood and agricultural fiber products. Furniture is defined as any retail display fixture, casework, and built-in millwork such as wall shelving display units, display tables and fixtures, cash wrap, storage units and cabinets.
- 2.10.4.6** Use materials containing no urea formaldehyde.
- 2.10.4.7** Incorporate recycled content materials and building materials that are extracted and manufactured within the region.
- 2.10.4.8** Wood products are to be wood certified in accordance with the Forest Stewardship Council's principles and criteria.

**2.10.5** The Concessions Tenant shall provide Cal Green certification and LEED certification point allowance, indicating level of achievement, forms with the 100% construction document submittal to demonstrate its good faith effort to comply with the LEED requirements as outlined herein. Should LEED requirements conflict with those set forth in this CDM, the Concessions Tenant shall notify the Authority of the conflict for final resolution.

## 2.11 SOUND TRANSMISSION DESIGN CRITERIA

**2.11.1** Concessions Tenant is required to attenuate the transmission of sound from their leased premises to all surrounding public and adjacent areas. The Concessions Tenant shall meet the following minimum requirements for Sound Transmission Class (STC), Impact Insulation Class (IIC) Noise Reduction Coefficient (NRC), and Noise Criteria (NC).

**2.11.1.1** NC values for all equipment, including but not limited to the HVAC systems, shall comply with the generally accepted practice by the American Society of the Heating Refrigeration and Air Conditioning Engineers (ASHRAE), sound and vibration design guidelines. The NC Level within the leased premises as a result of any equipment or system shall be limited to NC 40. All equipment, including but not limited to the HVAC systems, shall be vibration isolated from the terminal structure. The minimum acceptable demising partition STC value between Concessions Tenant premises for non critical noise intrusion is STC 47. The minimum acceptable demising partition STC value for critical noise adjacencies such as, but not limited to, food and beverage, bar

and dining areas, including food preparation, cleaning, and dish washing areas that are adjacent to other Concessions Tenant and Authority spaces shall be STC 55, with additional consideration for plumbing noise vibration isolation. The Authority may require higher STC values based on the use of the space and other adjacencies.

**2.11.1.2** The minimum acceptable demising partition STC value between Concessions Tenant premises for non critical noise intrusion is STC 47. The minimum acceptable demising partition STC value for critical noise adjacencies such as, but not limited to, food and beverage, bar and dining areas, including food preparation, cleaning, and dish washing areas that are adjacent to other Concessions Tenant and Authority spaces shall be STC 55, with additional consideration for plumbing noise vibration isolation. The Authority may require higher STC values based on the use of the space and other adjacencies.

**2.11.1.3** The Concessions Tenant design and space planning shall strictly consider adjacencies and STC values. The Concessions Tenant's design team must confirm adjacencies prior to the start of design.

**2.11.1.4** IIC will be a minimum of 50 for all hard surfaced floor areas above occupied spaces. All waterproofing underlayment material must also be rated to increase the IIC of the floor assembly. Examples of isolation underlayment material manufacturers are:

**2.11.1.4.1** Noble Seal

**2.11.1.4.2** Ekasonic

**2.11.1.4.3** Kinetic Noise Control

**2.11.2** Music, video and television entertainment systems are permitted, however, the volume of sound must be strictly controlled to limit the levels to the Concessions Tenant lease premises and not intrude into adjacent spaces or public areas. The Terminal Paging System and Emergency Messaging System must be clearly heard without interference from Concessions Tenant sound systems. The noise from any lease premises to the exterior shall not exceed 6 dBA above the ambient level. The ambient level is anticipated to be 50 dBA; therefore, the maximum level for the leased premises is not to exceed 56 dBA.



## 03 STOREFRONT DESIGN STANDARDS

### 3.1 OBJECTIVES

**3.1.1** This section of the CDM will assist the Concessions Tenant in understanding the terminal and storefront conditions throughout the SDIA. The Concessions Tenant will encounter a variety of architectural settings each requiring a different approach to their storefront design. The Concessions Tenant must respond to the specific contextual environment in developing their design.

**3.1.2** Refer to Section 1.1 Design Vision for additional parameters.

### 3.2 GENERAL CRITERIA

**3.2.1** The following storefront criteria shall serve as the minimum standard for design and materials. Storefronts shall be designed and constructed using commercial grade materials in a style complementary to the specific terminal. The Concessions Tenant shall create distinctive and creative storefront design solutions that enhance Concessions Tenant identity, brand recognition and the overall passenger experience. The storefront shall be three dimensional and fully integrate brand and identity elements with signage and merchandise displays. Refer to Section 8.3 Structural.

### 3.3 DEFINITION OF TYPES

**3.3.1** The following storefront types have been designated to categorize the various terminal conditions encountered at SDIA. Refer to Section 1.5 Concession Plans for storefront locations within SDIA.

**3.3.1.1 In-Line Storefront (IN)** In-Line storefront conditions are provided with a neutral frame with Base Building finishes and an integral sign band. The Concessions Tenant is required to provide storefront design and construction vertically from the floor slab at the lease line up to the sign band and horizontally between the Base Building finishes at the neutral piers or demising wall. Where a demising wall demarcates a Concessions Tenant's premises between neutral piers, a stainless steel end cap is provided as a neutral transition.

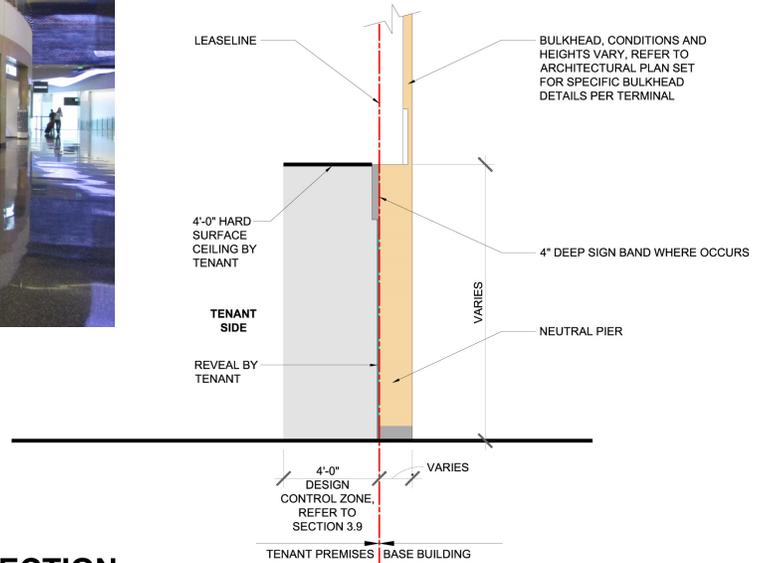
**3.3.1.2 Full Facade (FF)** Within SDIA conditions exist where a neutral frame has not been provided by the Authority. These areas have been categorized as Full Facade storefront conditions. Concessions Tenant finishes are to extend full height from the floor slab to meet the ceiling and surrounding Base Building finishes. Concessions Tenant is responsible for the design and finishes of the entire storefront facade and to provide the specified transition to Base Building finishes.

**3.3.1.3 Alcove Shop (AS)** At the curtain wall of the T1 and T2 East ticketing lobby and baggage claim areas are shallow concession spaces categorized as Alcove Shops. To provide maximum design flexibility for Concessions Tenant identity and brand recognition, the Authority has not provided a neutral frame at Alcove Shops. However, the Authority has established the height of 10'-0" Above Finished Floor (A.F.F.) to serve as the horizontal datum for Concessions Tenant entry heights. Where construction is visible from the building exterior, such as Terminal 1 Level 1, side walls shall not exceed the height of the first horizontal mullion between 8'-0" and 10'-0". Where no horizontal mullion is present, walls shall be limited to 8'-0" in height.

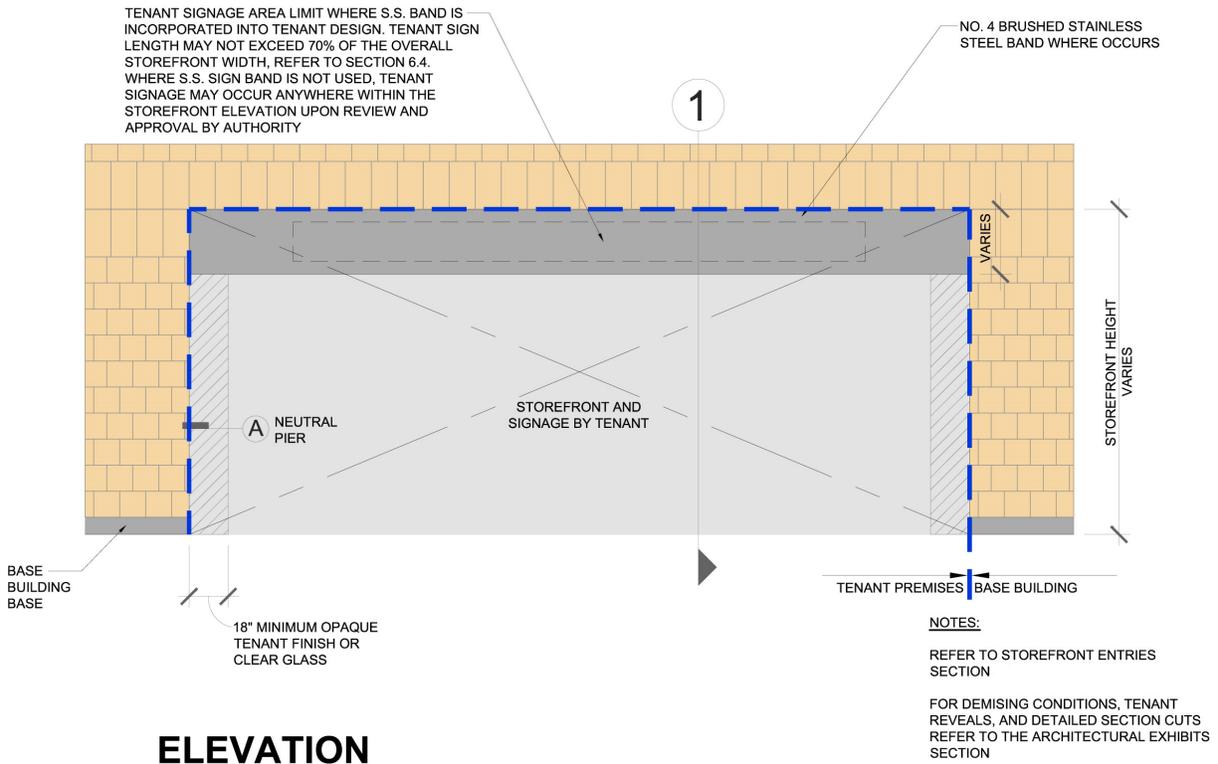
**3.3.2** Concessions Tenant improvements including walls and ceilings are to be independently supported and are not to attach to Base Building structure or curtain wall. Walls and display fixtures at the curtain wall are to be designed to take advantage of their location and opportunity to bring daylight into the space. Any fixtures placed against the exterior glass are to be shielded. Concessions Tenant is to confirm method of screening with T.I. Project Coordinator. Concessions Tenant storefront designs at alcove shops shall provide a dynamic three dimensional storefront integrated with striking vertical elements to maximize Concessions Tenant visibility within the ticketing lobby.

**3.3.3** Due to the narrow depth of alcove shops, the entire Concessions Tenant ceiling must be treated per the requirements of the Design Control Zone in a hard surface material or open structure. Acoustical lay in ceilings will not be permitted.

The following graphic documents depict the various storefront conditions:

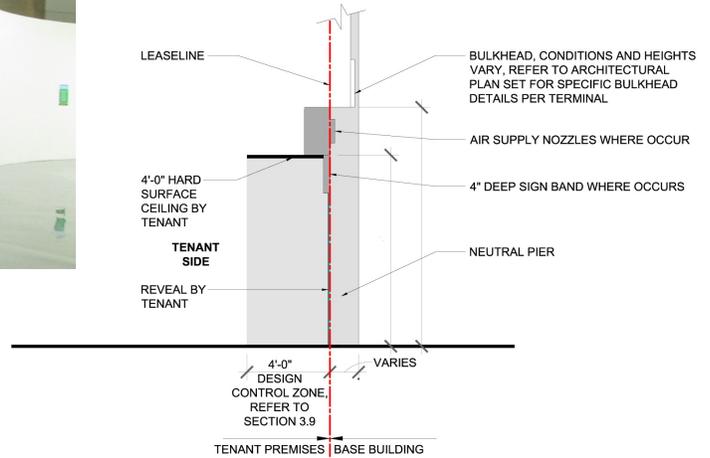


**1 SECTION**  
N.T.S.

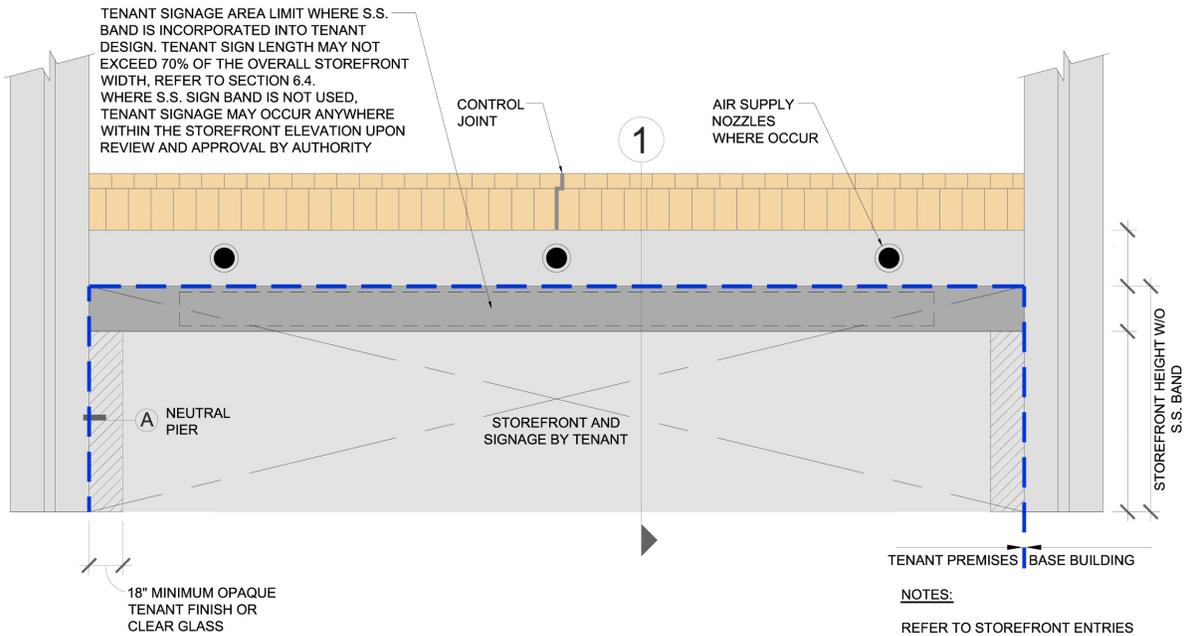


**ELEVATION**  
N.T.S.

**STOREFRONT: IN-LINE IN-1**



**SECTION**  
1 N.T.S.



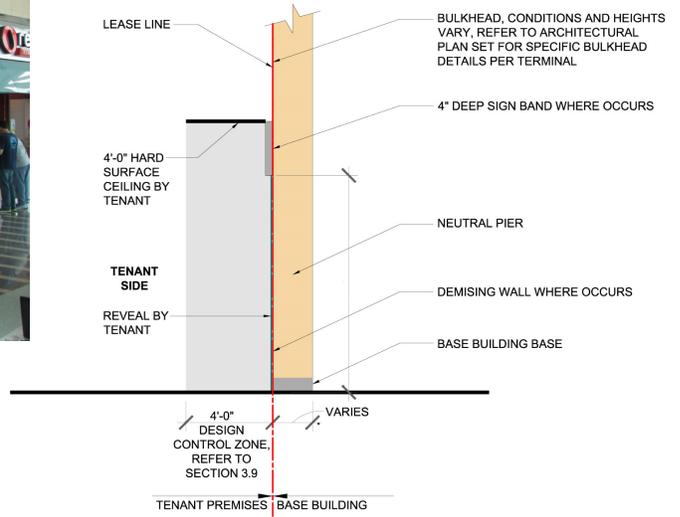
**NOTES:**

REFER TO STOREFRONT ENTRIES SECTION

FOR DEMISING CONDITIONS, TENANT REVEALS, AND DETAILED SECTION CUTS REFER TO THE ARCHITECTURAL EXHIBITS SECTION

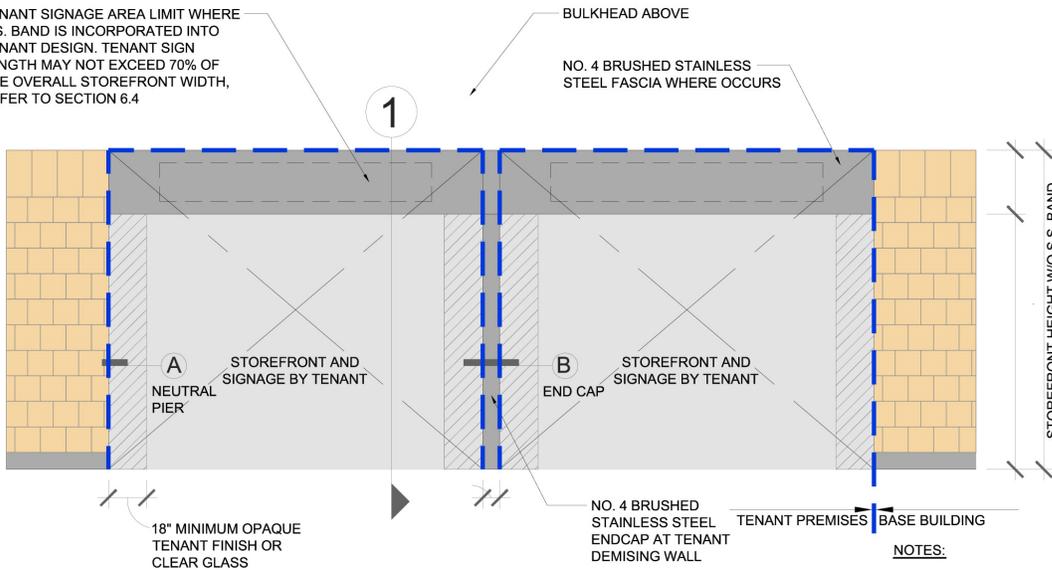
**ELEVATION**  
N.T.S.

**STOREFRONT: IN-LINE IN-2**



**1 SECTION**  
N.T.S.

TENANT SIGNAGE AREA LIMIT WHERE S.S. BAND IS INCORPORATED INTO TENANT DESIGN. TENANT SIGN LENGTH MAY NOT EXCEED 70% OF THE OVERALL STOREFRONT WIDTH, REFER TO SECTION 6.4



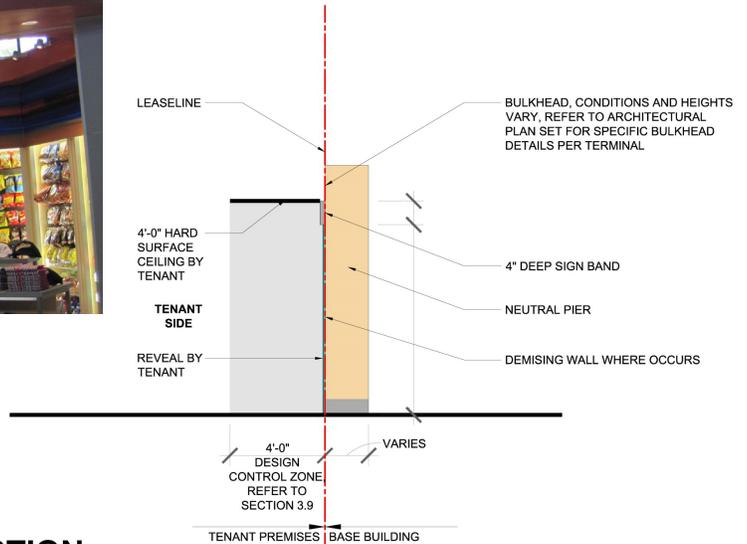
**NOTES:**

REFER TO STOREFRONT ENTRIES SECTION

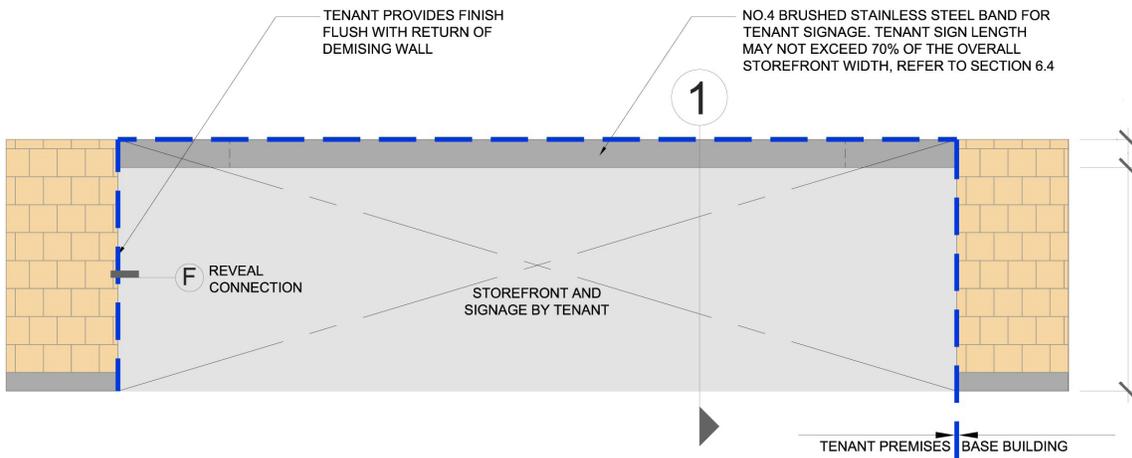
FOR DEMISING CONDITIONS, TENANT REVEALS, AND DETAILED SECTION CUTS REFER TO THE ARCHITECTURAL EXHIBITS SECTION

**ELEVATION**  
N.T.S.

**STOREFRONT: IN-LINE IN-3**



**1 SECTION**  
N.T.S.



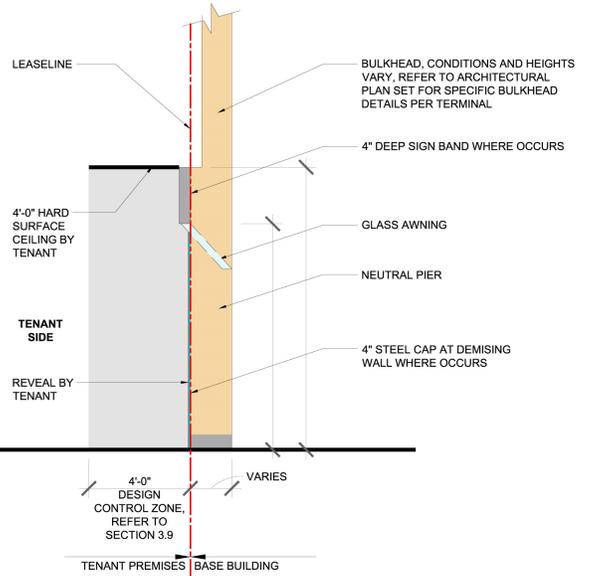
**NOTES:**

REFER TO STOREFRONT ENTRIES SECTION

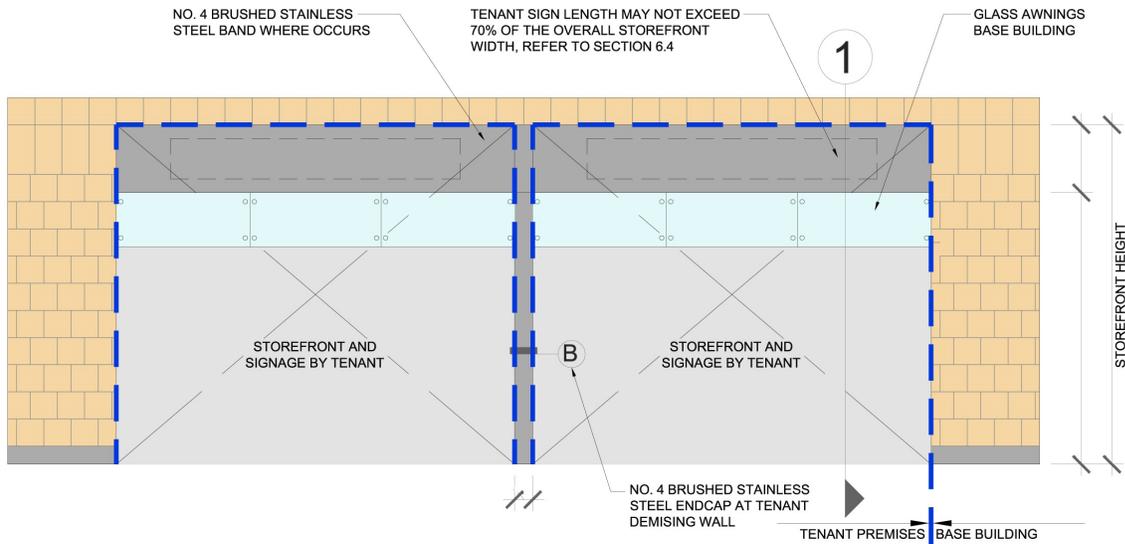
FOR DEMISING CONDITIONS, TENANT REVEALS, AND DETAILED SECTION CUTS REFER TO THE ARCHITECTURAL EXHIBITS SECTION

**ELEVATION**  
N.T.S.

**STOREFRONT: IN-LINE** IN-4



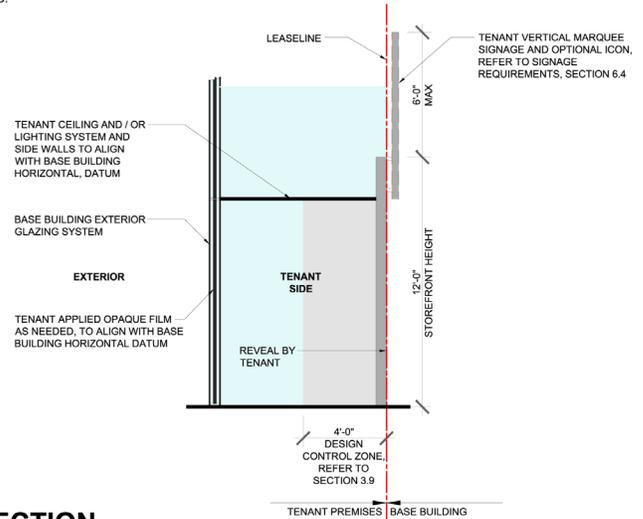
**1 SECTION**  
N.T.S.



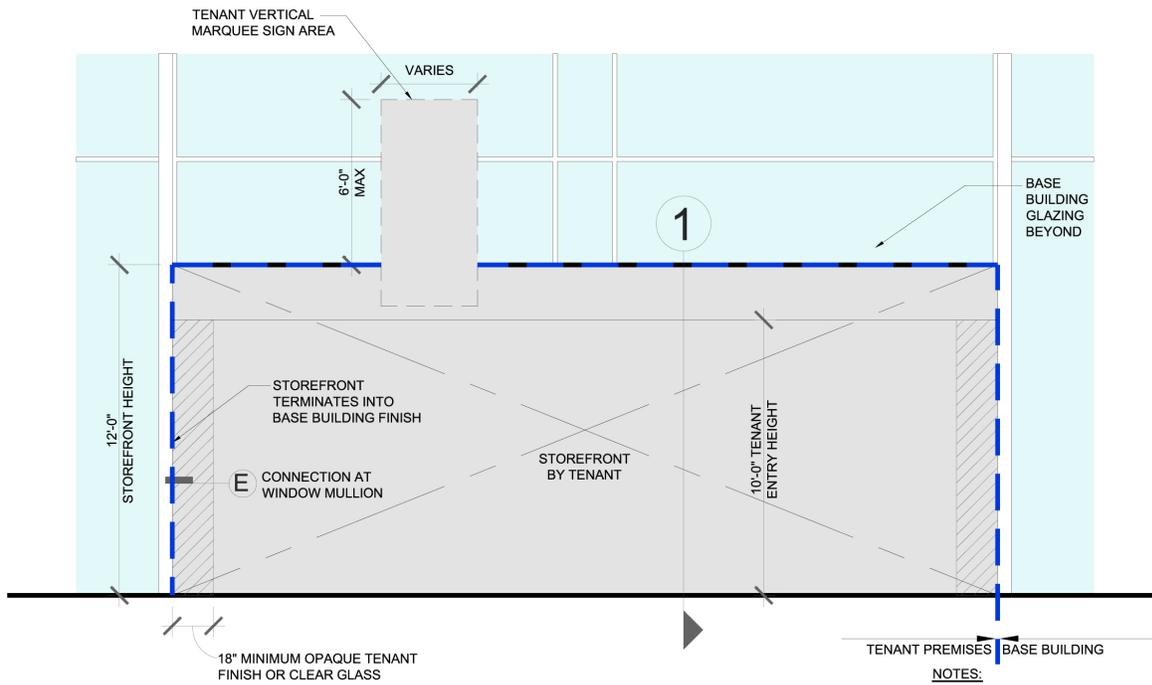
**NOTES:**  
FOR DEMISING CONDITIONS, TENANT REVEALS, AND DETAILED SECTION CUTS REFER TO THE ARCHITECTURAL EXHIBITS SECTION

**ELEVATION**  
N.T.S.

**STOREFRONT: IN-LINE** IN-5



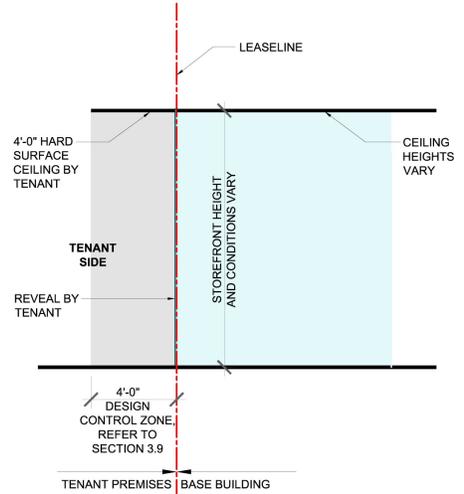
**SECTION**  
1 N.T.S.



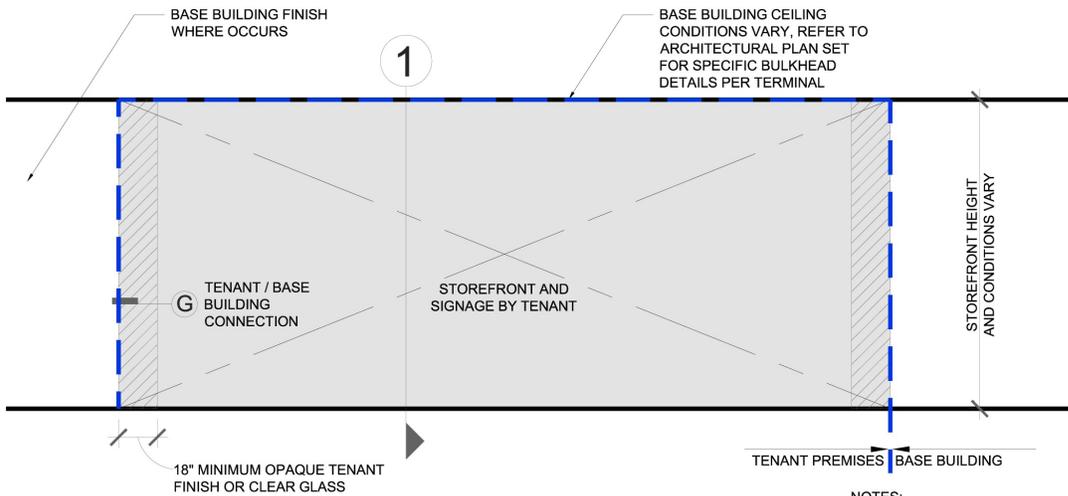
**ELEVATION**  
1 N.T.S.

**NOTES:**  
FOR DEMISING CONDITIONS, TENANT REVEALS, AND DETAILED SECTION CUTS REFER TO THE ARCHITECTURAL EXHIBITS SECTION

**STOREFRONT: ALCOVE SHOPS AS**



**1 SECTION**  
N.T.S.



**NOTES:**

LOCATIONS OF BASE BUILDING EQUIPMENT SUCH AS PHONE BANKS, FIRE HOSE CABINETS MAY OCCUR ADJACENT TO LEASED PREMISE

FOR DEMISING CONDITIONS, TENANT REVEALS, AND DETAILED SECTION CUTS REFER TO THE ARCHITECTURAL EXHIBITS SECTION

REFER TO ARCHITECTURAL PLAN SET FOR SPECIFIC BULKHEAD DETAILS PER TERMINAL

**ELEVATION**  
N.T.S.

**STOREFRONT: FULL FACADE**



### 3.4 ENTRIES

**3.4.1** Open storefronts encourage customer interaction by maximizing Concessions Tenant exposure. A minimum of 60% of the storefront shall be vision glass or unobstructed open access, however, a minimum 8'-0" A.F.F. opening is required unless noted otherwise in the Base Building plans. The storefront may be 100% open depending upon location. The storefront configuration need not emphasize the position and shape of the lease line and locations on a corner may be permitted two open entries.

**3.4.2** Upper storefront design elements and signage components may be allowed to extend beyond the lease line and above the designated sign band without attaching to Base Building finishes with Authority review and acceptance.

**3.4.3** When storefront doors are provided by the Concessions Tenant they must be out-swinging and recessed. Doors must not swing beyond the lease line or infringe in the public circulation when fully opened and comply with ADA regulations. Allowable doors include:

- 3.4.3.1** Multi-pane glass.
- 3.4.3.2** Fully glazed.
- 3.4.3.3** Frameless glass doors on pivots.

### 3.5 CLOSURES

**3.5.1** Sliding or overhead security grilles are acceptable closures; however, the Concessions Tenant may propose an alternate type closure. Security grilles shall be perforated, anodized, clear finished aluminum or stainless steel with bottom and top locking devices using ceiling and floor pins. Floor tracks or thresholds are not permitted. Motorized overhead security grilles shall be key operated with concealed controls and emergency quick release. Security grilles must be independently supported from the floor and the Base Building structure may be used for lateral support only. Structural supports must be incorporated into the overall storefront design with all tracks and operating hardware concealed from public view. Security grilles must be fully enclosed within pockets integrated into the storefront design and concealed from public view. Sliding grille pocket doors shall open to inside of Concessions Tenant premise.

**3.5.2** Open operations such as kiosks must address enclosures and incorporate lockable hardware as required for security. Note, due to the highly visible nature of kiosks, the closure system must be designed with aesthetics in mind for Concessions Tenant's after hours secured condition.

### 3.6 WALL BASE

**3.6.1** Concessions Tenant shall align their storefront wall base with the adjacent Base Building wall base height. The Base Building wall base is typically 8" A.F.F., however, it may vary. Concessions Tenant wall base materials shall be durable and cleanable such as granite or stainless steel. All exposed surfaces must be finished to match face. If storefront material is suitable to withstand abuse and soiling, it may extend to the floor to serve as the base.

### 3.7 GLAZING

**3.7.1** Where storefront glazing is provided or installed by the Concessions Tenant, it shall be tempered or laminated. Butt glazing shall have 1/8" gaps without the use of silicone and with a beveled edge detail at corners. Overlapping conditions are not permitted and joint edges are to be ground and polished. If glazing clips are required, they shall be metal. Acrylic clips are not permitted.

**3.7.2** Glass other than transparent applications (e.g. laminated with color, pattern or film) will be reviewed on a case by case basis. The Concessions Tenant is to keep storefront glazing as transparent as possible. The Concessions Tenant should maximize merchandising opportunities and shall not place cabinetry with solid backs along the glass.

**3.7.3** Note, in several locations the Authority has provided glazing within the Concessions Tenant storefront.

### 3.8 FINISH MATERIALS

**3.8.1** The Concessions Tenant shall incorporate distinctive materials and designs that enhance identity and brand recognition yet are compatible with the surrounding terminal design and consistent with the Authority's design vision.

**3.8.2** Concessions Tenant storefront finish materials that transition to Base Building finishes in the same plane must terminate in a flush condition and shall include a reveal (Refer to Section 15 Architectural Exhibits) to separate Concessions Tenant finishes from Base Building finishes.

**3.8.3** Storefronts shall be constructed of new materials of the highest quality, detailing, and workmanship. Materials are subjected to heavy passenger traffic, luggage and cart abuse as well as soiling from public area maintenance; therefore, must be able to withstand such exposure and be maintainable. All storefront materials must be durable, easily maintained and cleanable. Recycled and reclaimed (green) materials are acceptable when repurposed under industry accepted processes, guidelines, and procedures. The Authority is to review and approve all such materials.

**3.8.4 Acceptable Storefront Materials** include, but are not limited to:

- 3.8.4.1** Stone: Natural or engineered composite stone in slab or large scale tile.
- 3.8.4.2** Exposed aggregate/Terrazzo: Stone or glass aggregate set in nonporous epoxy or sealed concrete matrix in precast forms or large scale tile with ground smooth finish.
- 3.8.4.3** Metal: Steel, brass, copper, zinc in heavy gauge (minimum 16 gauge) sheet or brake form.
- 3.8.4.4** Glass: Clear or decorative in sheet or large scale tile.
- 3.8.4.5** Porcelain: Solid color or patterned in slab or large scale tile with a polished smooth or matte finish.
- 3.8.4.6** Plaster: Heavy duty rated material such as Armourcast with a polished smooth finish.
- 3.8.4.7** Wood: High grade mill quality Forest Stewardship Certified (FSC) natural wood veneers on fire treated Medium-Density Fiberboard (MDF) substrate or solid wood with finished and protected edges.
- 3.8.4.8** Medium/High density fiberboard: Flat or textured panels such as Modular Arts or Interlam products with finished protected edges in natural stain or factory applied color with protective coating.
- 3.8.4.9** Reclaimed agricultural fiberboard: Solid panels with finished protected edges in natural or stained color with protective coating.
- 3.8.4.10** Bamboo: Veneer on durable substrates or solid laminated bamboo with finished and protected edges in natural or stained colors finished with a protective coating.
- 3.8.4.11** Resin: Translucent, colored, back painted or laminated panels in smooth or textured pattern.
- 3.8.4.12** Rear illuminated assemblies: Translucent glass, resin panels, or perforated panels in durable commercial grade materials in finish per specific materials noted above.

**3.8.5 Unacceptable Storefront Materials** Note, these materials are discouraged, but may be submitted by Concessions Tenant for Authority review and acceptance on a case by case basis. Materials include, but are not limited to:

- 3.8.5.1** Materials designed to imitate natural materials such as wood, stone or brick.
- 3.8.5.2** Plastic laminate.
- 3.8.5.3** Metal laminate with exposed edges.
- 3.8.5.4** Gypsum board: Painted or wallpapered.
- 3.8.5.5** Wood: Unfinished, construction grade plywood, rough cut, diagonal siding, rotary cuts or busy grain patterns.
- 3.8.5.6** Brick.

- 3.8.5.7** Ceramic tiles: Generic styles such as 4" x 4" glazed.
- 3.8.5.8** Glass: Sandblasted (prone to fingerprints), clear reflective mirror or small scale mirror tile.
- 3.8.5.9** Stucco.
- 3.8.5.10** Slatwall or pegboard.
- 3.8.5.11** Metal: Mill finish or field painted.
- 3.8.5.12** Cork.
- 3.8.5.13** Polymethyl methacrylate (PMMA) transparent thermoplastic (e.g. Plexiglas), acrylic transparent panel.
- 3.8.5.14** Fiberglass.
- 3.8.5.15** Carpet.
- 3.8.5.16** Fabric.

### **3.8.6 Installation**

**3.8.6.1** Materials shall be installed and finished or sealed to maximize their resistance to damage and promote ease of maintenance. Finishes sensitive to impact such as smaller module tiles, wood, reclaimed agricultural fiberboard and bamboo should be used at a minimum of 4'-0" A.F.F. and only in locations not susceptible to impact, marring or scratching.

**3.8.6.2** All field tile modules must be a minimum of 8" x 8" and grouted with an epoxy based grout. Grout color is to be specified to minimize discoloration and prevent staining.

**3.8.6.3** Outside corners must have mitered, eased, bead and quirk, bull-nose or chamfered edge treatments and devoid of sharp conditions. All exposed edges of materials must be finished. Full height stainless steel corner guards on outside corners and column surrounds in high traffic areas are required. Refer to Section 15 Architectural Exhibits for detail of corner guard conditions and Concessions Tenant storefront transitions to Base Building finishes.

**3.8.6.4** All joints including grout joints, seams and transitions between materials shall be of the minimum dimension recommended by the manufacturer for materials to provide a tight and flush installation. All fasteners must be concealed unless detailed in a manner which features hardware as an integral part of the design.

## **3.9 DESIGN CONTROL ZONE**

**3.9.1** The storefront design together with display, lighting and signage is most successful when the components rise above the sum of their parts to create a synergy that draws the customer into the space. To reinforce visual quality and ensure a high standard of presentation by each Concessions Tenant, the Authority has established a Design Control Zone (DCZ) within the leased premises that shall be given special attention in design and merchandising. The DCZ runs the entire length of the storefront and within the first 4'-0" of the stores depth. The Concessions Tenant shall emphasize this zone with high quality finishes, lighting, ceiling changes, and creative professional merchandise displays. The displays must be of merchandise, i.e. no placards, posters or other advertising media will be allowed. The Authority will closely monitor all fixtures and displays within the DCZ and reserves the right to reject any retail fixture or merchandise display, which in its sole opinion are not professional, or are of low or substandard quality. Additionally, the Authority may control aspects of the Concessions Tenant design within the DCZ. All security equipment within the DCZ is to be concealed from public view and fully integrated into the design.

**3.9.2** Hard surface flooring and ceiling (such as gypsum board) material shall be used within the DCZ. Freestanding millwork or display fixtures are not to exceed a height of 5'-6" A.F.F. and must be limited to a maximum of 30% of the width of the storefront. Point of Sale counters are not permitted within the DCZ.

**3.9.3** Lighting must be shielded so as not to produce glare through the use of recessed down lights, indirect cove lights or track lights concealed in pockets. Direct lighting should focus on storefront fixtures and highlight merchandise.

**3.9.4** Verify that ductwork meets Subsection 8.4.8, Concessions Tenant Responsibilities, line item 8.4.8.20 requirements for ductwork which shall be per local code and “SMACNA” Standards.

**3.9.5 Prohibited Items** include but are not limited to:

- 3.9.5.1** Mass merchandising displays
- 3.9.5.2** Sales racks
- 3.9.5.3** Slatwall or pegboard
- 3.9.5.4** Credit card decals
- 3.9.5.5** Flashing lights or animation
- 3.9.5.6** Advertising
- 3.9.5.7** Point of Sale
- 3.9.5.8** Product pick-up or delivery
- 3.9.5.9** Standard issue walk off mats

### **3.10 NEUTRAL FRAME**

**3.10.1** The neutral frame is typically defined by the neutral piers on either side of the storefront and the bulkhead above, which serve as the enclosure to the Concessions Tenant premises. Base Building finishes provided at the neutral frame are meant to serve as a demarcation for Concessions Tenant’s leased premises. The Concessions Tenant shall provide a reveal (refer to Section 15 Architectural Exhibits) as a separation between Concessions Tenant and Base Building finishes on wall surfaces, unless the finishes are divided by an overhead grille guide.

**3.10.2** Concessions Tenant entry flooring where terrazzo is used in the common area must withstand and be compatible with Authority maintenance procedures, including grinding and polishing. In most instances, the Base Building terrazzo will be installed with an edge strip to provide a working plane for the Concessions Tenant flooring interface. Should a transition strip not exist as part of the Base Building condition, Concessions Tenant is responsible for providing transition strips as needed. Concessions Tenant to specify a minimum ½” terrazzo compatible metal “Schleuter” strip (zinc, brass or aluminum) that is secured flush per code and industry standards, such as ‘The National Terrazzo & Mosaic Association, Inc. (NTMA)’.

**3.10.3** Concessions Tenant design shall include a section or detail for all transitions from Concessions Tenant to Base Building finishes. Should the Authority find transitions are not adequately addressed, the Authority reserves the right to require design or field changes to create the desired effect.

**3.10.4** Depending on location, vertical neutral piers may separate Concessions Tenant’s storefront construction. If an existing Concessions Tenant premise is re-demised, it shall be the Concessions Tenant’s responsibility to construct a new neutral pier; to match construction and finish of adjacent piers or per the Authority’s direction.

**3.10.5** Horizontal elements along the storefront shall align with the spacing of the adjacent neutral pier reveals or at mid-points between reveals.

### **3.11 DEMISING WALL END CAP**

**3.11.1** At all Concessions Tenant to Concessions Tenant demising walls, a brushed stainless steel end cap will be provided by the Authority (refer to Section 15 Architectural Exhibits).

### **3.12 RECESSED STOREFRONT**

**3.12.1** Any Authority soffit or neutral pier returns exposed by further recessing the Concessions Tenant’s Storefront(s) shall be finished to match the approved surround construction and finished by Concessions Tenant at the Concessions Tenant’s cost.

## 04 STORE INTERIOR DESIGN STANDARDS

### 4.1 OBJECTIVES

**4.1.1** The Store Interior Design Standards provide the guidelines and minimum criteria to be followed in the layout and design of the interior of Concessions Tenant leased premises. Each space has design and control elements to be understood and adhered to by the Concessions Tenant. Store interiors must be creatively designed to enhance the Concessions Tenant's brand and integrate with the overall design of the storefront, DCZ, graphics and displays.

**4.1.2** Concessions Tenants should refer to the SDIA Interior Design Standards dated 2003 for the use of colors and materials on all floor, wall, and ceiling surfaces, in order to complement the aesthetic quality established in the main public areas.

### 4.2 STORE LAYOUTS

**4.2.1** The interior layout of all Concessions Tenant leased premises must reflect an open circulation path around store fixtures and merchandise displays for ease of navigation and clearance for luggage and wheelchairs with a 4'-0" minimum width aisle to provide a barrier-free design per ADA guidelines for accessible design. A clearly defined point of sales location and visual sight lines shall be maintained. Customer queuing is not permitted to extend beyond the lease line.

**4.2.2** Merchandise displays must be integrated into the overall interior design concept featuring varying levels and types of presentation. All display fixtures and stands are to be contained within the leasehold and are not to encroach into the public space. Floor and counter fixtures used within the store interiors must be clearly identified within the plans. Modifications to fixture layouts including the addition of fixtures must be reviewed by the Authority prior to installation.

**4.2.3** Fixtures, furnishings and equipment must be new, of high quality construction and materials, and coordinated with overall design concept. Point of Sale counters must be of suitable height with adequate knee space for those using wheelchairs and sufficient depth for personal bags.

**4.2.4** Columns within the leased premises shall be fully integrated with the overall interior design and where appropriate, may be merchandised to create a focal point within the space.

**4.2.5** All concession operations shall have adequate storage integrated into the overall design and fully concealed from public view. Storage areas must be adequately fitted with shelving and shall not block any required access or clearances required for equipment.

**4.2.6** If a construction expansion joint occurs within the Concessions Tenant's Leased Premise, it shall be the Concessions Tenant's responsibility to maintain the integrity of this joint and install/interface the adjacent finish material (s) to this joint in a professional manner.

### 4.3 DEMISING PARTITIONS

**4.3.1** Demising walls between separate Concessions Tenants are centered on the lease line dividing the premises as shown on the Lease Outline Drawings (LODs) included as part of the Concessions Tenant's lease with the Authority. Demising wall framing provided by the Authority consists of 6", 18 gauge metal studs at 16" on center. The Concessions Tenant shall provide Type-X gypsum wallboard, 5/8" in thickness from the floor to the underside of overhead deck or per code. Concessions Tenant demising walls are non-load bearing partitions. Concessions Tenant is responsible for all additional wall reinforcement and independent support required for demising wall partitions used to support shelf standards, heavy kitchen equipment, millwork or other attachments. (Refer to Section 15 Architectural Exhibits, Exhibit 3 for further details.)

**4.3.2** If the Concessions Tenant's business increases ambient noise levels in the adjacent spaces, beyond the allowable level of local state or federal codes or regulations or to a degree found unacceptable by the Authority, the Concession Tenant shall employ sound abatement measures in addition to the requirements of Section 2.11 Sound Transmission Design Criteria, to decrease sound transmission through the demising wall assembly to a level acceptable to the Authority.

### 4.4 INTERIOR PARTITIONS

**4.4.1** Interior Partition wall systems constructed by the Concessions Tenant shall be minimum 3 1/2" x 20 gauge metal studs at 16" on center with 5/8" minimum thickness gypsum wallboard. Concessions Tenant shall comply with the following criteria:

- 4.4.1.1 Ceiling control joints shall not exceed fifty feet (50'-0") in any direction
- 4.4.1.2 Ceiling control joints are required at all changes in framing direction
- 4.4.1.3 Control joints in partition walls shall not exceed thirty feet (30'-0")
- 4.4.1.4 Control joints are required at door jambs extending from door head to ceiling
- 4.4.1.5 Provide detail of "through-wall" control joints at fire-rated assemblies
- 4.4.1.6 Control joints shall be installed where building control joints occur
- 4.4.1.7 Provide block-out (obscure) window film and end wall caps where interior partitions abut, but are not attached to, base building interior/exterior storefront glazing or exterior curtain wall systems. Window film shall be installed on the Tenant side of the glazing and in accordance with the manufacture's recommendations. All Concessions Tenant's FF&E casework which abuts or is in close proximity adjacent to glazing systems shall have their end and backside surfaces finished with a white material or provide a white colored surface backing to the cavity (i.e. gyp board on stud) and that the created cavity perimeter shall be light tight (caulked or sealed all around to prevent ambient light into the cavity). Refer to Section 15 'Architectural Exhibits'; Exhibit 3 Details F.1/F.2 and Table 4.4.1.7 Window Film Application by Terminal for further information.

**TABLE 4.4.1.7: WINDOW FILM - OBSCURE FILM APPLICATION BY TERMINAL**

Terminal	Space	Location	Specification
Terminal 1	101-1-092	Alcove	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 1	101-1-322	New Glass	
Terminal 1	101-1-603	Alcove	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 1	101-1-612	Alcove	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 1	101-1-782	Gate1/2	3M FASARA LUCE SH2FGLU
Terminal	Space	Location	Specification
Terminal 2 East	102-2-063	Curtain Wall	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 2 East	102-2-191	Curtain Wall	3M MILANO SH2MAML
Terminal 2 East	102-2-193	Curtain Wall	3M MILANO SH2MAML
Terminal 2 East	102-2-205	Curtain Wall	3M MILANO SH2MAML
Terminal 2 East	102-2-563	Curtain Wall	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 2 East	102-2-713	Curtain Wall	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 2 East	102-2-0715	Curtain Wall	Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal 2 East	102-2-873		Large -Solar Gard Panorama Slate 10 small Grey/Silver/grey 10
Terminal	Space	Location	Specification
Terminal 2 West	106-2-115	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-142	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-382	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-473	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-493	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-621	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-648	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-711	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-715	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-812	Curtain Wall	3M MILANO SH2MAML
Terminal 2 West	106-2-822	Curtain Wall	3M MILANO SH2MAML
Terminal	Space	Location	Specification
Commuter	012-1-085	Storefront Curbside	3M FASARA LUCE SH2FGLU
Commuter	012-1-095	Alcove - Storefront	3M FASARA LUCE SH2FGLU
Commuter	012-1-113	Alcove - Storefront	3M FASARA LUCE SH2FGLU
Commuter	012-1-125	Storefront Gate 4	3M FASARA LUCE SH2FGLU
Commuter	012-1-483	Storefront Gate 1	Construction # 40 3M opaque white

**4.4.2** Concessions Tenant is responsible to install finished wall material at building expansion joints. The finished wall surface is to be flush with the expansion joint detail and is not permitted to be installed over the expansion joint unless approved in writing by the Agency having jurisdiction and by the Authority and not impede or limit expansion joint function. Refer to Subsection 4.2 regarding construction expansion joint occurring within a Concessions Tenant's premise.

**4.4.3** Concessions Tenant is responsible for all wall reinforcement and independent support required for interior wall partitions used to support shelf standards, heavy kitchen equipment, millwork or other loads.

## 4.5 WALL FINISHES

**4.5.1** Interior wall treatments and finishes shall align with the character of the overall design concept and image of the Concessions Tenant brand.

**4.5.2** All wall materials shall be constructed of durable materials which are subjected to heavy traffic and impact damage, such as by luggage and carts. Exposed corners are extremely vulnerable and shall be detailed to resist impact using mechanically fastened full height stainless steel corner guards for protection. Alternatively proposed durable material matching adjacent surfaces may be permitted for review by the Authority. PVC or clear acrylic corner guards are not be permitted.

**4.5.3** All food service and consumable product storage areas including, but not limited to kitchens, food prep areas, and storage rooms, must be finished with materials that conform to the requirements of Section 7.0 Food & Beverage Concessions Tenant Design Standards.

**4.5.4** Concessions Tenants shall shield views of equipment, storage, or unsightly elements located along glazing. Concessions Tenant is to confirm method of screening with T.I. Coordinator. Window coverings are not permitted unless concealed within pockets.

**4.5.5** Slatwall must have heavy duty metal inserts and may only be used in limited quantity within the interior of the store. Exposed slatwall (non-merchandised) is not allowed, additionally, interiors with slatwall as the only method of wall display are not permitted.

**4.5.6 Acceptable interior partition finish materials** *include but are not limited to:*

**4.5.6.1** All materials listed under Section 3.8 Finish Materials, Subsection 3.8.4 Acceptable Storefront Materials

**4.5.6.2** Gypsum board: Painted or covered with commercial grade wall covering

**4.5.7 Unacceptable interior partition finish materials** *include but are not limited to:*

**4.5.7.1** All materials listed under Section 3.8 Finish Materials, Subsection 3.8.5 Unacceptable Storefront materials with the exception of gypsum wallboard.

### 4.5.8 Installation

**4.5.8.1** Installation of all wall finish materials shall follow guidelines established in Section 3.8 Finish Materials. Concessions Tenant is required to prepare walls to provide a smooth, sound, dry substrate suitable to receive finishes per manufacturer's recommendations. All gypsum board installations shall have a level 4 minimum finish.

**4.5.8.2** Painted surfaces shall have primer coat plus minimum two coats of quality latex paint. Only paints with a zero VOC shall be allowed for use in the terminals for all in-situ applications with chemical component limits meeting Green Seal's Standard GS-11 requirement.

**4.5.8.3** Concessions Tenant is required to maintain expansion joints and to field verify locations or review architectural plans to determine requirements and details.

## 4.6 BUILDING PENETRATIONS

**4.6.1** Core drilling or cutting of floors, walls, and roof structures may be required. Under no circumstances shall the Concessions Tenant or its contractors, at any time be permitted to drill or cut conduit, pipe sleeves, chases, or duct equipment openings in the floor, columns, walls or roofs of the structure without prior review and acceptance of the proposed locations, sizes, and details of finished conditions by the Authority. If any utility or service is damaged, the Concessions Tenant shall notify the Authority immediately. All damaged items must be repaired immediately at the Concessions Tenant's expense.

**4.6.2** All penetrations shall be kept to a minimum, and if a roof penetration, shall be performed by a contractor acceptable to the Base Building Proprietary Maintenance Contractor to maintain existing warranties.

**4.6.3** At the time the Concessions Tenant Concept drawings are reviewed, the Authority will advise the Concessions Tenant of any hazardous materials (typically, asbestos and lead-based paint) known by the Authority to exist within the confines of the proposed leasehold space, so that the Concessions Tenant can evaluate design changes that

might avoid the hazardous materials. Any continuing need to disturb any hazardous materials will be further addressed prior to or during the Pre-construction Conference. The need to disturb any hazardous materials will necessitate that EAD personnel, along with the Authority's HAZMAT remediation/abatement Contractor, visit the site to determine the extent of the area to be cordoned-off and to advise the Concessions Tenant Contractor as to the estimated period of time it will take the Authority's HAZMAT Contractor to remediate/abate the hazardous materials. If during project execution by the Concessions Tenant, the Concessions Tenant and/or Concessions Tenant Contractor suspect that any surface to be altered/penetrated may contain asbestos or lead-based paint or other hazardous materials, it shall be reported to the Concessions Tenant Improvement Project Coordinator for direction to be followed. EAD personnel, along with the Authority's HAZMAT Contractor, will visit the site to take and analyze samples of the suspect material, and if found positive for asbestos or lead-based paint, determine the extent of the area to be cordoned-off and advise the Concessions Tenant Contractor as to the estimated period of time it will take the Authority's HAZMAT Contractor to remediate/abate the hazardous materials. The Concessions Tenant shall be responsible to meet all federal, state, and local statutes and regulations related to construction involving hazardous materials. The Authority will provide the identification/analysis service at no cost to the Concessions Tenant; however, the cost to remediate/abate the hazardous material shall be borne by the Concessions Tenant. Refer to Section 11.2 Laws and Codes for further information pertaining to hazardous materials.

**4.6.4** Floor and wall penetrations through a fire rated assembly or a waterproof membrane affecting the rating and function thereof, are not allowed. All floor penetrations shall be sealed at the floor during the rough-in stage. Penetrations through concrete must be scanned in advance using ground penetrating radar operated by a certified GPR Contractor and the results of the scanning indicating proposed hole location(s) shall be submitted to the Authority for approval prior to any penetration of the concrete. Floor sinks and floor drains shall be sealed directly to the floor without a sleeve; these penetrations shall be of precise size, as to allow the body of the fixture to be sealed at the penetration. All concrete or masonry cutting or coring shall be made only with diamond-tipped cutting tools. Penetrations through concrete or masonry larger than 1" diameter shall be cored. All existing concrete floor penetrations abandoned as a result of a Concessions Tenant's project design shall be filled with an Authority approved structural patch. In spaces with plumbing fixtures, such as kitchens and dish washing areas, the Concessions Tenant shall install a waterproof membrane as outlined in Section 4.10 Flooring Installation.

**4.6.5** All floor penetrations, except for concrete slab on grade conditions, shall be provided with a welded seam or seamless, stainless or galvanized steel sleeve extending to a height of 3 inches above the finished floor level and flush with underside of floor deck. The sleeve shall be precisely sized to fit the opening in the concrete. In addition all sleeved openings shall be sealed with an epoxy-type, non-shrink, waterproofing adhesive sealant and where required, fire safing, fire-safe joint covers and/or fire rated escutcheons shall be provided to re-establish fire rated assemblies protection of the affected floor. If applicable, any damage to an existing floor slab waterproof membrane shall be repaired in like to provide a continuous waterproof membrane in and around the floor penetration.

## **4.7 INTERIOR WALL BASE**

**4.7.1** The Concessions Tenant shall provide a continuous wall base, a minimum of 6" high, made of an appropriately durable and cleanable material throughout the entire visible interior. All exposed faces of base must be finished to match face. Vinyl or rubber base are not be permitted in areas visible to the public.

**4.7.2** All food service and consumable product storage areas including but not limited to, kitchens, food prep areas, and storage rooms, must be finished with materials conform to the requirements of Section 7.0 Food & Beverage Concessions Tenant Design Standards.

## **4.8 DOOR CLOSURES/EXIT DOORS**

**4.8.1** Concessions Tenant shall furnish and install all door, frames and hardware, meeting Authority standards per the Facilities Criteria Document (refer to Section 13 Additional Authority Resources), where required by the Concessions Tenant's design, including but not limited to connections to service corridors if not provided within the Base Building. Door finishes located on the Concessions Tenant side of the leased premises shall complement Concessions Tenant's adjacent wall color. Door finishes on the Authority side shall be dictated by the Authority, but finished at the Concessions Tenant's expense. Laminate is not an acceptable material. Heavy use doors shall include a 36" high stainless steel kick plate extending the full width of the door.

**4.8.2** Additional requirements include:

**4.8.2.1** Doors to exit corridors shall not project into the corridor when open.

**4.8.2.2** Interior doors and frames in a required fire separation shall be rated, labeled and equipped with

hardware determined by the Agency having jurisdiction.

- 4.8.2.3** Concessions Tenant shall coordinate with the Authority and comply with the latest hardware and keying standards. All doors in the terminals or other applicable facilities, except for exit doors out to the Airport Operations Area (AOA), and which separate a Concession Tenant space from an Authority space shall have proprietary Schlage locks, these shall be ND Series cylindrical-type locks or L-Series full mortise type locks. All key cylinders shall be large format IC core, 6-pin "FG" key-way. Authority will provide all keys to initiate concession start-up only, after start-up all additional keys must be ordered through the Authority.
- 4.8.2.4** Locks provided on security side-pull gates or roll-up type security gates for Concessions Tenant's closed hours, shall be installed with Schlage lock cylinders, large format IC core FG key-way. Electrical roll-up gates with key operating door controls should have the same as above locks installed in spring loaded key control switches. All locks shall be pinned by the Authority's Facilities Management Department.
- 4.8.2.5** Concessions Tenant shall provide Authority personnel access to all spaces within the Concessions Tenant premise that contain Authority infrastructure utilities through use of a master key maintained by the Authority (such access shall be for emergencies and preventative maintenance only).
- 4.8.2.6** Where required by regulatory code(s) and unavoidable emergency exterior exit doors allowing access to the Airport Operations Area (AOA) shall be provided with panic (crash bar) hardware and integrated into the Authority's Access Control System (ACS) per 'Standard Installation of Door Finish Hardware Associated with the ACS at Emergency Exit Doors' (Refer to Section 15 Architectural Exhibits).

## 4.9 FLOORING

**4.9.1** Flooring materials shall be of a high quality, commercial grade rated for heavy traffic use. All flooring materials must be durable, stain resistant, cleanable, slip resistant, and compatible with flooring used throughout SDIA. Floor treatments should be designed to reinforce the character of the design concept and image of the Concessions Tenant's leased premises. The Concessions Tenant is encouraged to be creative in the use of patterns, borders, and variations to define areas within the space.

**4.9.2** Concessions Tenant finished floor shall be flush with Base Building finished floor level. Floor transition conditions vary depending on the terminal. The Concessions Tenant is responsible to verify the specific conditions to ensure a flush transition, refer to Section 3.10 Neutral Frame.

**4.9.3 Acceptable flooring materials include but are not limited to:**

- 4.9.3.1** Stone: Natural stone in slab or large scale tile in smooth, filled, non-porous texture.
- 4.9.3.2** Exposed Aggregate/Terrazzo: Stone or glass ground and set in nonporous epoxy or sealed concrete matrix poured in place or precast large scale tile.
- 4.9.3.3** Concrete: Precast large scale tile in a smooth finish.
- 4.9.3.4** Metal: Inset flush as accent, 1" maximum width.
- 4.9.3.5** Porcelain: Solid through-color or patterned through-color. (Note: Patterns that simulate natural stone are discouraged and may be rejected.) Slab or large scale tile in a smooth finish.
- 4.9.3.6** Wood: Acrylic impregnated, highly compressed or engineered construction suitable for heavy duty commercial traffic.

**4.9.4 Optional flooring materials include, but are not limited to:**

*(Note these materials are discouraged, but may be submitted by Concessions Tenant for Authority review and acceptance on a case by case basis.)*

- 4.9.4.1** Materials designed to simulate natural materials such as wood, stone or brick.

- 4.9.4.2** Vinyl composite tile.
- 4.9.4.3** Carpet (if carpeting is approved by the Authority, the Concession Tenant is encouraged to use patterns and borders to define areas of the store. Carpeting must be of superior quality. Direct glue-down installation is recommended. It is important that flush transitions to other materials be provided to minimize visual distractions and walking hazards. Reducer strips of any kind are not acceptable.)
- 4.9.4.4** Sheet vinyl
- 4.9.4.5** Rubber: Sheet or tile
- 4.9.4.6** Clay or shale extrusion: Quarry tiles (except in back-of-house areas, support premises not exposed to public view).
- 4.9.4.7** Wood: Exceptions include 4.9.6
- 4.9.4.8** Walk off mats: Standard issue styles not integral to Concessions Tenant's design (except in back-of-house areas, support premises not exposed to public view).

#### **4.9.5 Flooring Transitions at Entries and Lease Lines**

**4.9.5.1** Base Building flooring throughout SDIA consists of terrazzo, tile, or carpeting. The Concessions Tenant must provide a hard surface flooring material consistent with their design within entries adjacent to Base Building flooring, recessed entry areas, and any areas set back from the lease line.

**4.9.5.2** Concessions Tenant's flooring shall not extend outside the established LOD lines unless otherwise approved by an Authority's 'Base Building Modification Request (BBMR) Form'.

**4.9.5.3** Careful consideration should be given to the transition zone between the Base Building floor finish and patterns or color variations proposed within the leased premises to avoid harsh contrast with conflicting designs.

**4.9.5.4** The level of the finished floor at the lease line must be flush with the Base Building finished floor elevation. Transition strips are to be detailed and installed in a secure flush manner with a minimum 1/8" terrazzo compatible metal "Schleuter" strip (zinc, brass or aluminum) that is secured flush per code and industry standards, such as 'The National Terrazzo & Mosaic Association, Inc. (NTMA)'. Concessions Tenant entry flooring must withstand maintenance procedures, as required for Base Building materials, including grinding and polishing at Base Building terrazzo. Flooring transitions between material changes within Concessions Tenant leased premises must be flush and integrate a 1/8" stainless steel transition strip.

**4.9.5.5** Floor tracks for sliding doors or raised thresholds are not permitted.

## **4.10 FLOORING INSTALLATION**

**4.10.1** Flooring materials shall be installed per manufacturer's recommendations and fully compliant with manufacturer's warranty conditions. Flooring shall be finished or sealed to maximize resistance to damage and to promote ease of maintenance. Field tile modules must be a minimum of 8" x 8" with all grout joints, seams and transitions between materials to install in a tight and flush manner with a minimum joint dimension as recommended by the manufacturer. Epoxy based grout in a color to mask soiling and stains shall be specified.

**4.10.2** Concessions Tenant is required to prepare the interior slab to provide a smooth, sound, dry substrate suitable to receive Concessions Tenant finishes per manufacturer's recommendations. An underlayment of an anti-fracture and waterproof membrane must be installed below all flooring when not an "at grade" floor slab or in a space without any wet food and beverage preparation (refer to 7.8 for further information).

**4.10.3** At all water prone areas including bar, food prep, food service, kitchens and toilet areas, flooring shall be installed over a membrane waterproofing system that will result in a fully waterproofed surface, including a 6" minimum high cove base backed with waterproofing membrane. Installation shall be in accordance with manufacturer's written instructions. Overlap of adjacent sheets shall be 4" minimum. In addition, Concessions Tenant is to design a slip resistant surface as integral to their design. Standard issue walk off mats are prohibited except in back-of-house areas, not exposed to public view.

**4.10.4** All floor penetrations must be limited in quantity and properly sealed to prevent leaks. Refer to Section

4.6 Building Penetrations. At expansion joints the finished floor material is to be level with the expansion joint and is only permitted to be installed over the expansion joint in a manner acceptable to the authority having jurisdiction. The function of Base Building control joints within the Concessions Tenant area shall be maintained by the Concessions Tenant.

**4.10.5** All flooring transitions within the leased premises must be flush without the use of vinyl, rubber or metal reducer strips. A flush  $\frac{1}{8}$ " Schleuter strip (terrazzo compatible) shall be used for flooring material transitions within the interiors of the leased premises. Transition strips are not required at changes of color, texture or pattern within the same material.

**4.10.6** Joints, seams and transitions should be detailed in a manner to promote ease of maintenance. Joints should be installed to provide the minimum dimension recommended by the manufacturer to install materials in a tight, flush condition.

## **4.11 CEILINGS**

**4.11.1** Ceilings within the Concessions Tenant premises shall be handled creatively with varying ceiling heights and soffit conditions. Ceilings are one of the most visible design elements within Concessions Tenant's interior; therefore, single plane, single material ceiling systems are discouraged.

**4.11.2** Utilization of the Base Building overhead structure as an open ceiling design is not encouraged; however, where permitted by the Authority, the Concessions Tenant must paint all exposed ceiling components of building systems, such as, electrical conduit, except for surfaces that are required to have identification of conduit labeling, mechanical ducts and equipment and fire protection piping, except for surfaces that are required to have identification of conduit labeling. All metal is to be painted in a semi-gloss finish. All ceilings or underside of floor above must be painted in a flat finish. Neutral colors should be used when applied over a large area.

**4.11.3** Hard-lid ceilings shall be supported by construction carried on walls or partitions and not suspended from existing structures. Diagonal bracing details and layout required for stability and seismic restraint shall be submitted for review by the Authority. All exposed faces of ceilings must be finished to match or complement ceiling materials.

### **4.11.4 Ceiling Material**

**4.11.4.1** Concessions Tenant ceilings beyond the DCZ within view of the public shall be raised a minimum of 6" and may match the material of the DCZ or change to an alternate material. Acoustical ceilings are acceptable within the interior of the Concessions Tenant leased premises, but must incorporate a regular edge or concealed spline condition. Any exposed grid should have a 9/16" slot grid installed in a 2' x 2' configuration. Acoustical T-bar ceiling with generic 24" x 48" grid and tiles are not be permitted except in areas outside of public view.

**4.11.4.2** Metal and wood paneled ceilings are acceptable and should have continuous acoustical backing. However, the finish must not be reflective or mirrored.

**4.11.4.3** Concessions Tenant is required to maintain expansion joints and to field verify locations or review architectural plans to determine requirements and details.

### **4.11.5 Kitchen Ceilings**

**4.11.5.1** In a high moisture environment such as kitchens, Concessions Tenant shall use roll-formed aluminum grid system. Where ceilings may be exposed to high moisture levels and corrosive vapors, Concessions Tenant shall use a stainless steel system.

**4.11.5.2** Distance between ceiling control joints shall not exceed fifty feet (50'-0") in any direction. Where ceiling framing changes direction, a continuous control joint shall be installed.

### **4.11.6 Access Panels**

**4.11.6.1** Concessions Tenants are to provide flush mounted, concealed access panels framed into the ceiling as required for servicing Base Building and Concessions Tenant systems. Concealed access panels are to be Amera Products or equal.

### **4.11.7 Ceiling Heights**

**4.11.7.1** General Concessions Tenant ceiling heights will vary and must be field verified for clearance of HVAC and other overhead conditions. Maximum ceiling heights are encouraged within Concessions Tenant premises. A minimum ceiling height of eight feet (8'-0" A.F.F.) is to be maintained.

**4.11.7.2** Ceilings must be offset at a minimum of 6" in height at transitions between ceiling materials. Concessions Tenants are encouraged to emphasize features within their space by varying ceiling heights, materials, and lighting for visual interest. Ceiling design can define perimeters, checkout areas, or displays to create focal points within the space.

## **4.12 LIGHTING**

**4.12.1** The Lighting Design Criteria provides the guidelines necessary to ensure a lighting strategy that provides a technically sound solution with state-of-the-art technology, for an energy efficient and high quality visual environment. The Concessions Tenant storefront shall provide illumination in contrast to the Base Building lighting creating an inviting entry setting the tone for the interior environment. Lighting shall be fully integrated into the overall design of the interiors.

**4.12.2** The lighting system including fixtures shall be carefully designed to mitigate glare and shield lamps from public view through the use of baffles and louvers or concealing fixtures within architectural coves. Concessions Tenant fixtures are not permitted to provide any glare into the public area.

**4.12.3** Light sources shall have a Correlated Color Temperature (CCT) between 2700 degrees and 3500 degrees Kelvin and a Color Rendering Index (CRI) greater than or equal to 82 CRI within all areas exposed to public view.

### **4.12.4 Recommended Light Levels**

**4.12.4.1** Lighting systems are most effectively designed based on the light levels or illuminance required by the tasks performed within each building space. The accepted authority for appropriate illuminance values is the Illuminating Engineering Society of North America (IESNA). The IESNA publishes a comprehensive Handbook along with supplemental Recommended Practice Guides that provide tables of appropriate illuminance data.

**4.12.4.2** A recommendation of 100 foot candles (fc) for general interior illumination is suggested with accent lighting at levels recommended by the California Building Energy Efficiency Standards (current edition) as governed by Title 24.

**4.12.4.3** Reference regulations include but are not limited to:

**4.12.4.3.1** California Health and Safety Code; Part 7, California Retail Food Code; Chapter 8, Article 2 Lighting, Paragraph 114252

**4.12.4.3.2** 2010 California Energy Code; California Code of Regulations, Title 24, Part 6

**4.12.4.4** Key features and merchandise displays, including the DCZ, must have a high contrast ratio in relation to the surrounding areas of 2.5:1 - 5:1 depending upon the type of display.

**4.12.4.5** A variety of lighting fixtures and levels of illumination shall be utilized to create visual interest and to suit various functions. The lighting design shall integrate energy efficient sources such as fluorescent and LED for general illumination reserving higher output sources for visual impact and merchandise displays. If fluorescent lighting is used in combination with halogen, a warmer temperature fluorescent light source is preferable.

### **4.12.5 Indirect Lighting**

**4.12.5.1** Indirect lighting within ceiling coves used in combination with direct lighting may be an effective way to achieve a pleasant ambient light while creating contrast for displays. Ensure that minimum footcandle (fc) levels are maintained when utilizing indirect lighting.

**4.12.5.2** Neon, fluorescent tube and LED lamps recessed within coves are acceptable providing the light source is concealed and not visible to the public.

### **4.12.6 Direct Lighting**

**4.12.6.1** Higher intensity down lighting, recessed within the storefront entry soffit, shall be used to create an inviting entry way drawing passengers towards the entrance of the store. Adjustable down lights and track fixtures are recommended for accent and merchandise display lighting. Fixtures must be recessed or concealed within light coves. Care must be taken to ensure spotlights do not raise temperatures above a comfortable level.

**4.12.6.2** Pendant mounted decorative fixtures may be used to highlight areas or special features within the interiors. Proper mounting heights and placement of such fixtures are to be given careful consideration to

avoid glare, susceptibility to damage, or accessibility by the public.

**4.12.6.3** If fluorescent lighting is used within the general sales area lamps must be shielded from public view. Acrylic lens, egg crates or bare fluorescent lamps are not be permitted. Fixtures within the general sales area or public view shall be 2' x 2' or other low profile fixture. 2' x 4' fixtures will only be permitted in back-of-house areas (support premises) outside of public view.

**4.12.6.4** To fully comply with requirements of Title 24 the Concessions Tenant shall consider the use of high efficiency light sources such as ceramic metal halide for areas with high ceilings over 10' A.F.F. or areas requiring high illumination levels.

**4.12.6.5** Where a lighting system occurs within an open, exposed grid ceiling condition, the light fixtures must be fully coordinated with and integrated into the overall design. Fixtures shall be compatible with the interior of the space and match the ceiling grid coloration. Exposed transformers, wires, and conduits must be concealed from public view. Transformers shall be remotely mounted and accessible.

**4.12.6.6** The use of colored light sources to achieve a special effect is subject to review and approval by the Authority.

**4.12.6.7** Display cases must be adequately illuminated with light sources concealed from view and properly ventilated.

**4.12.6.8** Interior emergency lighting and exit lighting shall be designed as integral part of the overall lighting design plan with emergency battery back-up units integrated within light fixtures. Surface mounted emergency light fixtures are not permitted.

**4.12.6.9** All fixtures, including emergency lights are to be of high standard quality. Exposed raceways, crossovers, conduits, conductors, transformers and other equipment are permitted when approved by the Authority during the Construction Document review phase.

#### **4.12.7 Control Systems**

**4.12.7.1** Concessions Tenants must provide switched lighting controls for all areas including display and storefront signage. All support premises shall utilize occupancy sensor automatic lighting controls to turn lights off when not occupied. Lighting controls are to be located out of public view.

**4.12.7.2** A seven-day electronic timer is required to be installed by the Concessions Tenant to control storefront, display window lighting and signage during required hours, as determined by the Authority. To meet Title 24 requirements while maximizing lighting opportunities, Concessions Tenant shall use high efficiency light fixtures and examine the method by which the lighting is organized, controlled and circuited, including the use of dimmers and automated lighting controls.

#### **4.12.8 Acceptable Light Sources** *include but are limited to:*

**4.12.8.1** Energy efficient lighting including warm temperature LED, low voltage, compact fluorescents or ceramic metal halide.

**4.12.8.2** Recessed incandescent or halogen down lights.

**4.12.8.3** Concealed track lighting.

**4.12.8.4** Decorative exposed fixtures including pendants or wall mounted fixtures.

**4.12.8.5** Lighting effects used to highlight merchandise displays.

#### **4.12.9 Optional Light Sources** *include, but are not limited to: (Note these sources are discouraged, but may be submitted by Concessions Tenant for Authority review and acceptance on a case by case basis.)*

**4.12.9.1** Exposed lamps visible to the public.

**4.12.9.2** Exposed/surface mounted emergency fixtures which do not match Concessions Tenant's general lighting.

**4.12.9.3** Sodium or mercury vapor lamps (no exception).

- 4.12.9.4 Exposed neon.
- 4.12.9.5 Strobe, flashing, animated or spinner chase fixtures.
- 4.12.9.6 Colored lamps.

## **4.13 DISPLAY AREA**

**4.13.1** All requirements noted in Section 3.9 Design Control Zone shall also apply to Display Areas. All fixtures shall be professional and industry standard for Display Areas. All Display Areas generating an excessive amount of heat shall be adequately ventilated.

**4.13.2** The area shall be illuminated with low voltage track lights, recessed incandescent lighting, or approved specialty lighting and shall be on a dimmer control. See also Section 4.12 Lighting, for further information. The following elements are not allowed:

- 4.13.2.1 Signs taped or fastened to the Display Area windows or hung from the soffit.
- 4.13.2.2 Checkout counters, temporary sale racks or mass merchandising systems (slat wall).
- 4.13.2.3 Pegboard or metal shelving of any kind is permitted.
- 4.13.2.4 Wall mounted surface displays on the Authority's side of the storefront.
- 4.13.2.5 Glare visible to the public concourse or common area.
- 4.13.2.6 Fluorescent lighting or acoustical ceiling tile.

## **4.14 PEST CONTROL MEASURES**

**4.14.1** In an effort to control the interior Concessions Tenant lease space environment, the following construction details shall be installed:

- 4.14.1.1 Rubber or vinyl bottom sweeps on all doors.
- 4.14.1.2 Interior walls extending to the underside of the overhead structure of the Concessions Tenant space to prohibit cross infestation.
- 4.14.1.3 All through wall, floor or ceiling conduit penetration shall be properly sealed.
- 4.14.1.4 All exposed roof drains shall be screened at the roof and ground levels. **4.11.7.2** Ceilings must be offset at a minimum of 6" in height at transitions between ceiling materials. Concessions Tenants are encouraged to emphasize features within their space by varying ceiling heights, materials, and lighting for visual interest. Ceiling design can define perimeters, checkout areas, or displays to create focal points within the space.

# 05 KIOSK/RMU/TEMPORARY UNIT DESIGN STANDARDS

## 5.1 KIOSK OBJECTIVES

**5.1.1** The Kiosk Design Standards are intended to assist the Concessions Tenant in designing free standing kiosk units that complement the architecture of the terminal in which they are located. Kiosks shall generally be visually open units due to their location within passenger circulation areas. The design of the kiosk shall attempt to incorporate design elements of the terminal to reinforce the kiosk as a permanent feature of the terminal while remaining visually open and unobtrusive. The entire leased premises of the kiosk shall be considered to be within the DCZ. Refer to Section 6.5 Kiosk for additional signage requirements. The overall height of the kiosk structure is to be limited to 9'-0" A.F.F., however, upper elements of the kiosk including signage may extend as high as 12'-0" A.F.F. upon Authority review and approval. The layout and configuration of the kiosk must fully address requirements of ADA and provide a barrier free design with service counters at appropriate heights and configurations.

**5.1.2** The footprint allocated to kiosk spaces varies depending on the location within SDIA. The Concessions Tenant shall pay close attention to circulation paths to ensure layout and queuing does not impede upon common area circulation. A queuing plan shall be included with the Concessions Tenant design review submittal.

**5.1.3** Concessions Tenants are encouraged to take a unique and creative approach to the merchandising display, layout, function, and overall design of their kiosk. The Authority will work with the Concessions Tenant to ensure their design is consistent with and strengthens the sense of place within the terminal while providing a strong identity for the Concessions Tenant.



### 5.1.4 General Criteria

**5.1.4.1** The following criteria apply to kiosks:

- 5.1.4.1.1** Maximum height of overall structure is 9'-0" A.F.F. up to 12'-0" depending upon specific location within SDIA.
- 5.1.4.1.2** Kiosk lighting must be concealed.
- 5.1.4.1.3** Kiosks must have the ability to be secured after hours. Lockable cabinets, rolling canvas, shutters, fold down panels or similar lockable devices may be proposed. While kiosks are open, the panels or shutters must be concealed.
- 5.1.4.1.4** Queuing must not impede upon SDIA operations or passenger circulation.
- 5.1.4.1.5** Permanent partitions are not permitted.
- 5.1.4.1.6** Custom showcase and display areas are to vary in heights to allow for maximum interest and creativity in presenting merchandise or food and beverage products.

- 5.1.4.1.7** All showcase and display fixtures must be integrated with the design concept and construction details.
- 5.1.4.1.8** Kiosk structures must have a 10' clearance from any common area objects, railings and walkways with the exception of columns.
- 5.1.4.1.9** Modifications to the Base Building flooring or surround are not permitted.
- 5.1.4.1.10** Overhead structures must be slim, lightweight and incorporate concealed lighting and signage.
- 5.1.4.1.11** Profile of overhead structures is not permitted to follow the kiosk body outline.
- 5.1.4.1.12** Kiosks are to maximize transparency and provide a see through quality so as not to become an opaque visual obstruction in the space.
- 5.1.4.1.13** Kiosks serving alcohol will require an enclosure consisting of a guardrail. Concessions Tenant to use Authority approved guardrail detail. Refer to Section 15 Architectural Exhibits.

### **5.1.5 Food & Beverage**

**5.1.5.1** The following additional criteria apply:

- 5.1.5.1.1** Display cases presenting food items must be integrated into the overall design concept and materials palette.
- 5.1.5.1.2** All equipment backs must be shielded.
- 5.1.5.1.3** Equipment is to be integrated with the counter design to maintain a maximum height of 4'-8" A.F.F.
- 5.1.5.1.4** Condiments and utensil dispensers must be fully recessed into the counter.
- 5.1.5.1.5** Cash registers are to be recessed within the counter to maintain a maximum height of 4'-8" A.F.F.
- 5.1.5.1.6** Packaging and storage is to be concealed.
- 5.1.5.1.7** Self-serve drink dispenser locations and design must be reviewed by the Authority.
- 5.1.5.1.8** Fully recessed integrated counter top trash receptacles must be provided near the condiment and utensil dispensers.
- 5.1.5.1.9** Vendor equipment and ice bins must be located under counter.

### **5.1.6 Materials**

**5.1.6.1** All finishes must be of high quality, durable and cleanable materials designed to withstand the abuse of high traffic and impact of luggage and carts. Careful attention to detailing is required, particularly where different materials transition.

#### **5.1.6.2 Acceptable Finish Materials:**

**5.1.6.2.1** Kiosks shall be designed to comply with the standards for "Acceptable Storefront Materials" as described in Section 3.8 Finish Materials.

#### **5.1.6.3 Unacceptable Finish Materials:**

**5.1.6.3.1** All Kiosks shall be designed to comply with the standards for "Unacceptable Storefront Materials" as described in Section 3.8 Finish Materials.

#### **5.1.6.4 Installation:**

**5.1.6.4.1** All Kiosk finish materials shall be installed in compliance with the standards for "Installation" as described in Section 3.8 Finish Materials.

### 5.1.7 Lighting

**5.1.7.1** General area lighting is provided within the SDIA common areas. If additional lighting is desired for operational functions or to highlight special merchandise, the Concessions Tenant is responsible to provide the lighting at its expense. Lighting is a critical component of kiosk design to showcase and highlight merchandise and as such is encouraged.

### 5.1.8 Display Area

**5.1.8.1** Components used for display should create visual interest and integrate with the overall kiosk design. Display methods should present the merchandise in an attractive manner specific to the type of product offered. They must engage the customer with state of the art display methods showcasing the merchandise in a fresh, new and unexpected way.

**5.1.8.2 Acceptable Display Types** *include but are not limited to:*

- 5.1.8.2.1** Freestanding, integrated design elements where permitted.
- 5.1.8.2.2** Light box type showcases or base details.
- 5.1.8.2.3** Specialty designed fixtures integrated into the kiosk body.
- 5.1.8.2.4** Backlit transparencies with environmental graphics.
- 5.1.8.2.5** Lifestyle images.
- 5.1.8.2.6** Vertical display.
- 5.1.8.2.7** Customized showcases.

**5.1.8.3 Unacceptable Display Types** *include but are not limited to:*

- 5.1.8.3.1** Pegboard.
- 5.1.8.3.2** Slat-wall.
- 5.1.8.3.3** Advertisements within display cases.
- 5.1.8.3.4** Backlit advertisements.
- 5.1.8.3.5** Display units not designed as integral to the design.

### 5.1.9 Signage

**5.1.9.1** Signage shall:

- 5.1.9.1.1** Have adequately illuminated signs mounted on the face of the sign band and visible from all directions of travel. Creative signs are strongly encouraged.
- 5.1.9.1.2** Be limited to the identity of the Concessions Tenant.
- 5.1.9.1.3** Exceed 16" in height and the length of each sign cannot exceed 60% of the sign band length for each side it is located on.
- 5.1.9.1.4** Have a maximum height of the sign letters not exceeding 8" and the maximum height of any individual letters shall not exceed 10".

## 5.2 RMU OBJECTIVES

**5.2.1** Retail Merchandise Units (RMU's) are dispersed throughout all terminals in approved areas. Their locations are temporary and subject to change by the Authority. RMU's have a consistent style throughout all terminals. Sizes/details vary according to Concessions Tenant's merchandising needs.

### 5.2.2 General Criteria

**5.2.2.1** RMU's shall be constructed of highly durable materials.

### 5.2.2.2 RMU's shall have:

- 5.2.2.2.1 A maximum height of 10'-0", a maximum width of 6'-0" and a maximum length of 10'-0" unless otherwise approved by the Authority.
- 5.2.2.2.2 The top of the RMU shall remain open to above.
- 5.2.2.2.3 The RMU shall have a continuous 12" wide perforated stainless steel sign band with its base 7'-0" A.F.F.
- 5.2.2.2.4 The RMU shall be on heavy duty wheels and easily movable and lockable.
- 5.2.2.2.5 Wires conduit and wire mold shall be hidden from view.
- 5.2.2.2.6 Areas for displays, advertising and cash registers must be built into the counter top. Loose equipment and display cases are unacceptable.
- 5.2.2.2.7 All display and storage cases must be lockable.
- 5.2.2.2.8 Trash receptacles shall be located so that they are integral with the design and concealed from view.
- 5.2.2.2.9 Open storage of paper goods, packaging and supplies is unacceptable.

### 5.2.3 Materials

5.2.3.1 All finishes must be of high quality, durable and cleanable materials designed to withstand the abuse of high traffic and impact of luggage and carts. Careful attention to detailing is required, particularly where different materials transition.

#### 5.2.3.2 Acceptable Materials include the following:

- 5.2.3.2.1 Wood veneer, (no plastic laminate) with hardwood edging.
- 5.2.3.2.2 Tempered glass.
- 5.2.3.2.3 Stainless steel (white metal), no aluminum is acceptable.
- 5.2.3.2.4 Perforated stainless steel sign band.
- 5.2.3.2.5 Solid polymer and/or hard stone counter.

#### 5.2.3.3 Unacceptable Materials include the following:

- 5.2.3.3.1 Simulated materials of brick, stone or wood.
- 5.2.3.3.2 Painted gypsum board.
- 5.2.3.3.3 Wallpaper or wall-covering.
- 5.2.3.3.4 Rustic materials such as "rough" wood, "distressed" wood, or diagonal wood siding.
- 5.2.3.3.5 Plywood paneling.
- 5.2.3.3.6 Hardboard or high-density particleboard or similar material.
- 5.2.3.3.7 Pegboard in any form.
- 5.2.3.3.8 Slat-wall other than at back-wall.
- 5.2.3.3.9 Mill finish aluminum or field painted metal.
- 5.2.3.3.10 Carpet or fabric.

**5.2.3.3.11** Plastic Laminates.

**5.2.3.3.12** Plexiglas, fiberglass sheeting, or mirror.

**5.2.3.3.13** Other materials which, in the sole opinion of the Authority, are of poor quality, inappropriate finish or incompatible with adjacent Tenant or terminal finish material.

**5.2.3.4 Installation:**

**5.2.3.4.1** All Kiosk finish materials shall be installed in compliance with the standards for "Installation" as described in Section 3.8 Finish Materials.

**5.2.4 Lighting**

**5.2.4.1** General area lighting is provided within the SDIA common areas. If additional lighting is desired for operational functions or to highlight special merchandise, the Concessions Tenant is responsible to provide the lighting at its expense. Lighting is a critical component of kiosk design to showcase and highlight merchandise and as such is encouraged.

**5.2.5 Display Area**

**5.2.5.1** The use of visually creative display and merchandising areas are strongly encouraged. Innovative merchandising, quality materials and appropriate lighting should be used to convey the Concessions Tenant's merchandise identity and generate activity and excitement.

**5.2.5.2** Display lighting shall be 100% incandescent including halogen, metal halide par or a combination of incandescent, halogen metal halide. In general, the light sources (lamps) shall not be directly visible from the Terminals' Public Concourse(s).

**5.2.5.3** All merchandise shall be displayed and stocked in first class condition. Damaged or soiled items will not be permitted.

**5.2.6 RMU Signage**

**5.2.6.1** RMU's signage shall:

**5.2.6.1.1** Have adequately illuminated signs mounted on the face of the sign band and visible from all directions of travel. Creative signs are strongly encouraged.

**5.2.6.1.2** Be limited to the identity of the Concessions Tenant.

**5.2.6.1.3** Exceed 16" in height and the length of each sign cannot exceed 60% of the sign band length for each side it is located on.

**5.2.6.1.4** Have a maximum height of the sign letters not exceeding 8" and the maximum height of any individual letters shall not exceed 10".

**5.3 TEMPORARY UNIT OBJECTIVES**

**5.3.1** The Temporary Unit Design Standards are intended to assist the Concessions Tenant in designing free standing temporary units that complement the architecture of the terminal in which they are to be temporary located. Temporary units shall generally be visually open units due to their location within passenger circulation areas. The design of the temporary unit shall attempt to incorporate design elements of the terminal to reinforce the temporary unit while in operation as a temporary feature of the terminal while remaining visually open and unobtrusive. The entire leased premises of the kiosk shall be considered to be within a DCZ. Refer to Section 6.5 for additional signage requirements similar to the Kiosk requirements. The overall height of the temporary unit structure is to be limited to 9'-0" A.F.F., however, upper elements of the kiosk including signage may extend as high as 12'-0" A.F.F. upon Authority review and approval. The layout and configuration of the temporary unit must fully address requirements of ADA and provide a barrier free design with service counters at appropriate heights and configurations.

**5.3.2** The footprint allocated to temporary unit spaces varies depending on the Concessions Tenant's operational needs and location within SDIA. The Concessions Tenant shall pay close attention to circulation paths to ensure layout and queuing does not impede upon common area circulation. A queuing plan shall be included with the Concessions Tenant design review submittal.

**5.3.3** Concessions Tenants are encouraged to take a unique and creative approach to the merchandising display, layout, function, and overall design of their kiosk. The Authority will work with the Concessions Tenant to ensure their design is consistent with and strengthens the sense of place within the terminal while providing a strong identity for the Concessions Tenant while operating out of their temporary unit.



### **5.3.4 General Criteria**

**5.3.4.1** The following criteria apply to temporary units:

- 5.3.4.1.1** Maximum height of overall structure is 9'-0" A.F.F. up to 12'-0" A.F.F. depending upon specific location within SDIA.
- 5.3.4.1.2** Temporary Unit lighting must be concealed.
- 5.3.4.1.3** Temporary Units must have the ability to be secured after hours. Lockable cabinets, rolling canvas, shutters, fold down panels or similar lockable devices may be proposed. While Temporary Units are open, the panels or shutters must be concealed.
- 5.3.4.1.4** Queuing must not impede upon SDIA operations or passenger circulation.
- 5.3.4.1.5** Permanent partitions are not permitted.
- 5.3.4.1.6** Custom showcase and display areas are to vary in heights to allow for maximum interest and creativity in presenting merchandise or food and beverage products.
- 5.3.4.1.7** All showcase and display fixtures must be integrated with the design concept and construction details.
- 5.3.4.1.8** Temporary Unit structures must have a 10' clearance from any common area objects, railings and walkways with the exception of columns.
- 5.3.4.1.9** Modifications to the Base Building flooring or surround are not permitted.
- 5.3.4.1.10** Overhead structures must be slim, lightweight and incorporate concealed lighting and signage.
- 5.3.4.1.11** Profile of overhead structures is not permitted to follow the Temporary Unit body outline.
- 5.3.4.1.12** Temporary Units are to maximize transparency and provide a see through quality so as not to become an opaque visual obstruction in the space.
- 5.3.4.1.13** Temporary Units serving alcohol will require an enclosure consisting of a guardrail. Concessions Tenant to use Authority approved guardrail detail. Refer to Section 15 Architectural Exhibits.

### **5.3.5 Food & Beverage**

**5.3.5.1** The following additional criteria apply:

- 5.3.5.1.1 Display cases presenting food items must be integrated into the overall design concept and materials palette.
- 5.3.5.1.2 All equipment backs must be shielded.
- 5.3.5.1.3 Equipment is to be integrated with the counter design to maintain a maximum height of 5'-0" A.F.F.
- 5.3.5.1.4 Condiments and utensil dispensers must be fully recessed into the counter.
- 5.3.5.1.5 Cash registers are to be recessed within the counter to maintain a maximum height of 5'-0" A.F.F.
- 5.3.5.1.6 Packaging and storage is to be concealed.
- 5.3.5.1.7 Self-serve drink dispenser locations and design must be reviewed by the Authority.
- 5.3.5.1.8 Fully recessed integrated counter top trash receptacles must be provided near the condiment and utensil dispensers.
- 5.3.5.1.9 Vendor equipment and ice bins must be located under counter.

### 5.3.6 Materials

5.3.6.1 All finishes must be of high quality, durable and cleanable materials designed to withstand the abuse of high traffic and impact of luggage and carts. Careful attention to detailing is required, particularly where different materials transition.

#### 5.3.6.2 Acceptable Finish Materials:

5.3.6.2.1 Temporary Unit shall be designed to comply with the standards for "Acceptable Storefront Materials" as described in Section 3.8 Finish Materials.

#### 5.3.6.3 Unacceptable Finish Materials:

5.3.6.3.1 All Temporary Unit shall be designed to comply with the standards for "Unacceptable Storefront Materials" as described in Section 3.8 Finish Materials.

#### 5.3.6.4 Installation:

5.3.6.4.1 All Temporary Unit finish materials shall be installed in compliance with the standards for "Installation" as described in Section 3.8 Finish Materials.

### 5.3.7 Lighting

5.3.7.1 General area lighting is provided within the SDIA common areas. If additional lighting is desired for operational functions or to highlight special merchandise, the Concessions Tenant is responsible to provide the lighting at its expense. Lighting is a critical component of Temporary Unit design to showcase and highlight merchandise and as such is encouraged.

### 5.3.8 Display Area

5.3.8.1 Components used for display should create visual interest and integrate with the overall Temporary Unit design. Display methods should present the merchandise in an attractive manner specific to the type of product offered. They must engage the customer with state of the art display methods showcasing the merchandise in a fresh, new and unexpected way.

#### 5.3.8.2 Acceptable Display Types *include but are not limited to:*

- 5.3.8.2.1 Freestanding, integrated design elements where permitted.
- 5.3.8.2.2 Light box type showcases or base details.
- 5.3.8.2.3 Specialty designed fixtures integrated into the Temporary Unit body.
- 5.3.8.2.4 Backlit transparencies with environmental graphics.
- 5.3.8.2.5 Lifestyle images.

5.3.8.2.6 Vertical display.

5.3.8.2.7 Customized showcases.

**5.3.8.3 Unacceptable Display Types** *include but are not limited to:*

5.3.8.3.1 Pegboard.

5.3.8.3.2 Slat-wall.

5.3.8.3.3 Advertisements within display cases.

5.3.8.3.4 Backlit advertisements.

5.3.8.3.5 Display units not designed as integral to the design.

**5.3.9 Signage**

**5.3.9.1** Signage shall:

5.3.9.1.1 Have adequately illuminated signs mounted on the face of the sign band and visible from all directions of travel. Creative signs are strongly encouraged.

5.3.9.1.2 Be limited to the identity of the Concessions Tenant.

5.3.9.1.3 Exceed 16" in height and the length of each sign cannot exceed 60% of the sign band length for each side it is located on.

5.3.9.1.4 Have a maximum height of the sign letters not exceeding 8" and the maximum height of any individual letters shall not exceed 10".

# 06 SIGNAGE & GRAPHICS DESIGN STANDARDS

## 6.1 OBJECTIVES

**6.1.1** The Signage & Graphics Design Standards are intended to ensure storefront identity signage and graphics are an integrated element of the Concessions Tenant storefront design. The Concessions Tenant shall provide a creative and innovative signage design solution that strengthens their overall design concept and identity. Concessions Tenant is encouraged to use their logo for brand recognition and provide three dimensional unique signage solutions.

## 6.2 GENERAL CRITERIA

**6.2.1** Concessions Tenants are required to provide one (1) primary sign consisting of dimensional letter forms, and may use branded icon elements and graphics. The Authority has established specific blade sign locations throughout the terminals allowing installation of blade signage per Section 6.7 Blade Signs. In-line tenancies will be permitted to install one (1) primary sign and corner tenancies will be permitted a total of two (2) signs, one (1) sign per elevation. Signs shall be limited to the Concessions Tenant trade name (DBA) and logo only, as identified in the Concessions Tenant's lease with the Authority. Concessions Tenant shall consider the variations in storefront conditions to provide for effective placement of signage and to maximize visibility to the flow of traffic. Signage shall be distinctive and not compete with SDIA way finding signage. Concessions Tenant primary storefront signage shall be located above or adjacent to the storefront entrance.

**6.2.2** In-Line storefront locations are provided with a sign band within the neutral frame for mounting the Concessions Tenant's sign. Concessions Tenant may provide a backer panel mounted to the sign band if integral to the overall signage design. The maximum height of the backer panel shall be 2'-0" except where a custom background shape is integral to the design, or at T2 East Dining Cove where the space is limited to 1'-0". The color, finish and material of the panel shall reflect the Concessions Tenant identity and the overall design and color scheme.

**6.2.3** Refer to Section 3.3 Definition of Types for additional information.

## 6.3 TERMINAL SIGNAGE CONDITIONS

**6.3.1** In-Line storefronts account for the majority of storefront conditions within the SDIA. Signage shall be contained within the limits of the sign band, however, where terminal ceiling heights are high, the Concessions Tenant may have the opportunity to extend above these limits with logos or supporting architectural icons. These sign elements may not be directly attached to any Base Building finishes and must be reviewed and approved by the Authority.

**6.3.2** Some areas of SDIA have lower ceiling heights that will challenge the Concessions Tenants ability to design overhead signage while maintaining a maximum opening height of 8'-0" A.F.F. Concessions Tenant shall consider the use of vertical signage, blade signage or alternate design solutions that allow for maximum visibility. The Authority will consider allowing Concessions Tenant storefront soffits, ceiling treatments or other elements integrated with the signage design to protrude beyond the lease line allowing better visibility on a case-by-case basis.

**6.3.3** Concessions Tenants located in T2E and T1 opposite the ticket lobby and baggage claim have the opportunity to provide vertical marquee type signage for maximum exposure within these congested areas of SDIA. These signs will define the storefronts while addressing the large volume of space surrounding the Concessions Tenant's leased premises.

### 6.3.4 SDIA Signage by Terminal:

**6.3.4.1** Concessions Tenant signage is to be distinctive and yet not distract from the SDIA informational signage.

**6.3.4.2** The following outlines the typical Authority signage within each terminal.

#### 6.3.4.2.1 Commuter Terminal

- Signage is non-illuminated and features a sky blue background with white lettering.

#### 6.3.4.2.2 Terminal 1

- Signage features an aqua green background with illuminated white lettering.

#### 6.3.4.2.3 Terminal 2E

- Signage features an ocean green background with illuminated white lettering.

#### 6.3.4.2.4 Terminal 2W

- Signage is non-illuminated and incorporates ocean blues, greens and sand colors as well as stylized nautical symbols.

## 6.4 TYPES & SIZES

6.4.1 Concessions Tenants may utilize a wide variety of signage design and construction styles. The type selected should portray the Concessions Tenant's overall marketing image and enhance the architectural design.

6.4.2 **Acceptable Sign Types** *include but are not limited to:*

- 6.4.2.1 Reverse channel "halo" letters: Individually mounted metal letters with halo illumination. Letter faces and returns may be painted, brushed or polished metal with the rear face of each letter no more than 2" away from the background plane.
- 6.4.2.2 Channel letters with acrylic faces and internal illumination: The attachment of the acrylic faces must be clean and flush and the acrylic material should be of a matte finish. Internal illumination should be provided with the use of LED.
- 6.4.2.3 Dimensional opaque letters: Appropriate materials include metal, acrylic, or cast resin with surface illumination completely concealed within the fascia panel.
- 6.4.2.4 Metal faced letters with side illumination: Construction to consist of a thin metal or other opaque face material with frosted acrylic side illumination.
- 6.4.2.5 Edge-lit glass or acrylic panel with letters deeply carved or etched into the panel surface: Letter forms are to be illuminated sufficiently for visibility.
- 6.4.2.6 Frosted vinyl material to simulate etched glass: Signature window signage and small scale secondary signage may be permitted. Colored lettering or images may be considered on a case-by-case basis.

6.4.3 **Unacceptable Sign Types** *include but are not limited to:*

- 6.4.3.1 Exposed neon.
- 6.4.3.2 Open channel with neon.
- 6.4.3.3 Flashing lights or animated components.
- 6.4.3.4 Vacuum-formed plastic letters or plastic materials of any kind.
- 6.4.3.5 Cabinet signs or boxed signs.
- 6.4.3.6 Sand-blasted wood signs.

6.4.4 Signage must be appropriately scaled to complement the design of the storefront and its location within the terminal. Storefront sign letters are limited to a 16" maximum capitol, 12" standard letter. Dimensional or pinned letters are to have a minimum depth of 1". A 3 1/2" maximum depth is required for internally illuminated types.

#### 6.4.5 Vertical Marquee Signage

6.4.5.1 Upon review and approval by Authority marquee signage is encouraged for alcove shops so that they may take advantage of the high volume of space above their shops. By extending three dimensional signage forms, an sculptural horizon line is created. All signs must use concealed remote illumination techniques and be engineered to withstand seismic forces.

##### 6.4.5.2 Marquee Types

- 6.4.5.2.1 Over-scaled dimensional letters.
- 6.4.5.2.2 Directional sign towers.
- 6.4.5.2.3 Three-dimensional icons.

#### **6.4.6 Fabrication/Installation**

**6.4.6.1** All signage must be of high quality construction, materials, details and finishes. All primary signage is required to have illumination. All equipment, transformers, raceways, ballasts, crossovers, and conduits must be concealed. Illuminated signage is to be on the Concessions Tenant's electrical circuit controlled by a timer set in accordance with the Authority's established hours of operation. Electrical service to all Concessions Tenant signs is to be provided by the Concessions Tenant's electrical panel.

### **6.5 KIOSK**

**6.5.1** Kiosks are generally restricted to a primary sign or graphic displaying the Concessions Tenant trade name and logo which must be compatible in size and finish with the overall kiosk design. Kiosk signs are to be creative and may be double sided or multi sided based on the overall design of the kiosk in order to capture the attention of passengers approaching from multiple directions.

**6.5.2** All vertical elements shall be engineered to withstand seismic forces. Kiosk signage cannot exceed 16" in height, and the length of each sign cannot exceed 60% of the side of the kiosk on which it is located.

### **6.6 INTERIORS**

**6.6.1** A comprehensive and consistent graphics program must be established throughout the interiors of all retail, service, food and beverage concessions. Graphics must be fabricated of high quality materials that are able to withstand abuse if accessible by the public. Environmental graphics are encouraged where appropriate. Images shall not be used as advertising and all content is to be reviewed by the Authority.

**6.6.2** If environmental digital graphics are used, they must be of highest quality resolution and are to be printed on a cleanable vinyl, installed in a seamless manner or applied behind glazing.

**6.6.3** Advertising is not permitted. Credit card decals, placards, banners, pennants, names, insignia, trademarks or other descriptive or promotional material may not be affixed or maintained on storefront windows, glass fixtures or equipment.

**6.6.4** Permanent appliances, vendor equipment or fixtures may not display advertising, sponsorship text, or branding of merchandise if in public view.

### **6.7 BLADE SIGNS**

**6.7.1** Blade sign locations are predetermined by the Authority and are provided with blocking and electrical raceways. Blade sign brackets are pre-designed by the Authority to create a uniform presence throughout the SDIA. Concessions Tenants are to utilize one of the select blade sign bracket/armature designs developed by the Authority to fabricate and install the bracket at Concessions Tenant's expense.

**6.7.2** All Concessions Tenant blade signs shall be internally illuminated with LED lighting fed through the blade armature/bracket. No other external lighting is allowed.

**6.7.3** Blade sign bracket/armature shop drawings and associated design criteria can be found in Section 13 Additional Authority Resources, Subsection 13.7 Concessions Blade Sign Standards.

**6.7.4** Concession Tenant request for a new blade sign location shall be submitted for review and approval by the Authority on a 'Base Building Modification Request (BBMR) Form' (refer to Section 13 Additional Authority Resources, Subsection 13.2 for further information). New blade sign locations will require appropriately engineered concealed structural attachments to existing Base Building structure and electrical service extended from Concessions Tenant's electrical system at the Concessions Tenant's expense. Any damage or discoloration to adjacent surrounding Base Building finishes shall be repaired returning the finished condition to its original appearance at the Concessions Tenant's expense.



# 07 FOOD & BEVERAGE CONCESSIONS TENANT DESIGN STANDARDS

## 7.1 OBJECTIVES

**7.1.1** In addition to the requirements previously stated in the manual, this section provides supplemental guidelines specific to food and beverage facilities. The Concessions Tenant shall prepare plans appropriately addressing the unique operational and maintenance issues associated with food and beverage facilities at SDIA. Food and beverage spaces must be designed with fixtures, display and seating layouts taking into account that passengers will have luggage in tow as they shop and dine. Store layout, passenger queuing and seating designs must all accommodate this criteria along with ADA guidelines for barrier free design.

## 7.2 GENERAL CRITERIA

**7.2.1** The Authority is looking for innovative design solutions for food and beverage concession spaces that reinforce the identity of the Concessions Tenant while providing a regional ambience. The Concessions Tenant's creative yet functional design solutions shall provide passengers with convenience, as well as, a memorable experience consistent with the SDIA.

**7.2.2** The Authority has created strategically located dining areas which have been branded Dining Coves in keeping with the Authority's Sun, Sand, Sea, Aviation theme. The Dining Coves offer an opportunity to create a unified concession area within the terminal, with architectural features that provide a framework for the overall design concept of the space. Working within these architectural features, Concessions Tenants are encouraged to develop dynamic and individual identities. The food and beverage Concessions Tenant's storefront composition shall consider the placement of entries and signage in relation to the public space seating where these exist in the dining coves.

## 7.3 QUICK SERVE

**7.3.1** The typical food and beverage Concessions Tenant at SDIA provides a quick serve style of venue with an In-Line or Full Facade storefront. All requirements within Section 07 Food & Beverage Concessions Tenant Design Standards are applicable to Quick Serve Concessions Tenants.

**7.3.2** Particular attention shall be given to the visual organization of the rear and side walls of the service and preparation area. Walls shall be fully finished in stone, tile or other durable, cleanable material. The interior finish materials must complement the overall design of the Concessions Tenant premises. Rear stock storage rooms are not to be visible to the public and any open storage of paper goods, packaging, supplies and product is unacceptable.

**7.3.3** No food preparation areas or display cases are permitted in a zone 24" from the edge of each neutral pier or demising wall and within 18" of the finished floor.

**7.3.4** Including the queuing space allocated per the Concessions Tenant LOD, a minimum of 8'-0" of clear space is to be maintained in front of all counters. Concessions Tenants are responsible for controlling individual queues within or immediately adjacent to their leasehold so that customer queues do not interfere with public circulation.

### 7.3.5 Counters

**7.3.5.1** An open cafe style configuration is encouraged where space allows. If the Concessions Tenant design calls for a front service counter, particular attention is to be paid to the lease line, transition to neutral piers and transition to Base Building flooring.

**7.3.5.2** At counter fronts located along the lease line, Concessions Tenant base material must meet the SDIA common area flooring in a manner so as to conceal the change in flooring materials. Base material must coordinate with the counter design. Counter fronts and counter tops may be allowed to extend slightly beyond the lease line, but are not to attach to Authority finishes.

**7.3.5.3** Service counters must fully meet all ADA requirements. Depending on function, service counters shall in general be a height of 34" to 36" A.F.F.

**7.3.5.4** Displays, advertising, cash registers and other types of similar equipment must be built into the counter and counter top to provide a clean and uncluttered appearance. Loose equipment and displays are unacceptable.

**7.3.5.5** A personnel access door in the front counter line is permissible only where no rear entry is available. Access doors must be concealed by matching the height and material of the adjacent counter front and counter top. Hinges and hardware must be concealed and of heavy duty commercial grade quality. Counter top aprons and base details must be of extremely durable materials and construction.

#### **7.3.5.6 Wall Base**

**7.3.5.6.1** If a recessed toe kick is used it shall be recessed by minimum of 4". If toe kick is adjacent to the Base Building base material it shall align in height. The toe kick face shall be covered in a durable material to coordinate with the counter design. Refer to Section 7.8 Flooring for additional wall base requirements within the Concessions Tenant premise.

#### **7.3.5.7 Closures**

**7.3.5.7.1** Concessions Tenant must provide self-locking counters or secure sliding or roll down grilles or shutters to secure the quick serve concession facilities during the times they are not in operation. Security grilles, if utilized, must be fully concealed during business hours and meet the applicable requirements as outlined in Section 3.5 Closures.

#### **7.3.5.8 Ceilings**

**7.3.5.8.1** Due to the highly visible nature of ceilings in a congested area, ceiling treatments are to be designed to be dramatic and engaging. Ceilings within the 'Design Control Zone' are to be constructed utilizing a hard lid surface material. Hard surface Acoustical lay-in type ceiling are not permitted in the 'Design Control Zone' area.

#### **7.3.5.9 Miscellaneous**

**7.3.5.9.1** Storage units or pre-fabricated display cases installed at the back counter area shall adhere to the counter or display case requirements herein. Storage counter doors must be polished stainless steel or detailed to match the adjacent casework.

**7.3.5.9.2** Wires, conduit and wire mold must be concealed from public view. Exposed wires from equipment, telephones, etc. are unacceptable.

### **7.4 OPEN CONCEPT**

**7.4.1** The Authority has placed some concessions within open areas of the terminals. Typically these are architecturally prominent locations that offer the Concessions Tenant an opportunity to design a concept with significant presence. Open concept concessions shall be self contained three-dimensional elements that utilize sculptural forms and contemporary architectural design treatments.

**7.4.2** The layout and overall configuration of open concept spaces shall adhere to the identified lease lines; however, tall vertical elements integrated with Concessions Tenant signage and overall design concept are encouraged to provide a strong identity. These elements are to be a maximum of 15'-0" A.F.F. and are to minimize opaque elements that may impact visibility to SDIA signage, gates or exterior views in a negative way.

**7.4.3** Concessions serving alcohol will require an enclosure consisting of a guardrail. Concessions Tenant is to use Authority designed guardrail constructed at Concessions Tenant expense. Refer to Section 15 Architectural Exhibits.

**7.4.4** Types of security enclosures may vary depending on the design and layout of the open concept concession. All enclosures and security are to be fully integrated within the design of the space and concealed during operating hours.

**7.4.5** Note, due to the highly visible nature of open concept concessions, the closure system must be designed with aesthetics in mind in the after hours secured condition.



## 7.5 EXTERIOR SEATING AREAS

**7.5.1** If Concessions Tenant is responsible for creating a seating area outside its storefront, the Authority designed glass railing detail shall be used. Specifications and details can be found in Section 15 Architectural Exhibits. Railings are to be provided and installed by the Concessions Tenant at Concessions Tenant's expense unless noted otherwise on the Base Building construction documents.

**7.5.2** The Concessions Tenant is generally responsible for flooring in open seating areas, however, Base Building terrazzo does exist in some areas. Concessions Tenant is to confirm flooring requirements against the Base Building construction drawings. Concessions Tenant design and layout of seating areas shall ensure adequate clearance for passengers with luggage and to meet ADA guidelines.



## 7.6 INTERIORS

**7.6.1** The interior design and layout of the food and beverage facilities shall adhere to all applicable requirements of Section 4.0 Store Interior Design Standards, and within customer accessible areas must reflect an open circulation path around furniture, fixtures, and displays for ease of navigation and clearance for luggage, carts and wheelchairs. Point of Sale areas are to be located so as to be easily identified within the space. Customer queuing is not permitted to extend beyond the lease line except as permitted by LOD.

**7.6.2** Views to the exterior and Base Building curtain wall glazing should be maximized in areas accessible by the public and where they can be properly integrated into the Concessions Tenant's design. Glazing is to be shielded in all back of house and support premises.

**7.6.3** Food and beverage leased premises shall be designed to minimize sound transmission per requirements of Section 2.11 Sound Transmission Design Criteria. Special attention shall be placed on isolating noise from back of house food preparation, kitchen areas and plumbing chases within walls adjoining other SDIA or Concessions Tenant premises. The design of finish materials, fixtures and furnishings shall be considered for noise reduction.

## **7.7 INTERIOR PARTITIONS**

**7.7.1** The Concessions Tenant must provide visual and acoustical separation between its sales area and the kitchen, service and support premises areas to shield unsightly views and noise from the public. Walls within public areas shall have minimum wainscot of 4'-0" A.F.F. of a durable and cleanable material such as stone, wood or other alternate hard surface material which integrates with the Concessions Tenant's design.

### **7.7.2 Fiberglass Reinforced Panels (FRP)**

**7.7.2.1** All food and beverage Concessions Tenants shall provide cementitious backer board and mold/water resistant high-impact Fiberglass Reinforced Plastics (FRP) panels throughout all support premises, food preparation and kitchen areas, including behind walk-in boxes. FRP panels laminated to fire rated cementitious gypsum wall board may be acceptable. All FRP corners are to be protected with a minimum 1 1/4" stainless steel corner guard. FRP panels shall be sealed with a manufacturer approved sealant with particular attention paid to the seal at the floor. Panels are to be installed per the manufacturer's instructions and must meet all requirements of the U.S. Department of Agriculture Food Safety Inspection Service USDA/FSIS. FRP panels are not permitted in areas exposed to public view.

## **7.8 FLOORING**

**7.8.1** Flooring shall not extend beyond the Concessions Tenant lease line unless specifically accepted by Authority. Base Building flooring will terminate at the lease line. Concessions Tenant is to ensure all finished floor levels are level and flush with the height of the adjacent Base Building floor. Refer to Section 3.10 Neutral Frame.

**7.8.2** Concessions Tenant flooring materials shall be durable, cleanable, slip-resistant tile, terrazzo or stone. Quarry tile or tiles with a simulated wood or other simulated finish are prohibited, except in support premises outside of public view.

**7.8.3** All floors including kitchen, bar, food preparation, seating, storage, back counter and beverage service areas must be installed over a membrane waterproofing system that will result in a fully waterproof surface. In addition, a 6" minimum height cove base backed with a waterproofing membrane is to be installed throughout the Concessions Tenant premise. NobleSeal TS Thin-set anti-fracture and Waterproofing Membrane is to be used per manufacturer's recommendation.

## **7.9 CEILINGS**

**7.9.1** Ceilings within food and beverage leased premises shall comply with the following requirements and all applicable requirements of Section 4.11 Ceilings.

**7.9.2** The minimum ceiling height in all support premises and kitchen areas is to be 9'-0" A.F.F. Ceilings in these areas shall include high-impact, durable and cleanable ceiling panels in a lay-in suspended ceiling, where frequent plenum access may be required. If the kitchen is visible to the public, a smooth, acoustically treated, non-absorbent, hard surface ceiling shall be used.

**7.9.3** Concessions Tenants are required to provide unobstructed access to all Base Building equipment, valves, controls, etc. mounted above the ceiling and must provide Authority required identification for such systems and devices.

## **7.10 DOORS/PASS-THRU AREAS**

**7.10.1** Service doors to kitchen or support premises visible to customer view, are to be finished in stainless steel or painted metal with a stainless steel kick-plate and equipped with automatic closures.

**7.10.2** Doors interfacing with Authority spaces, including frames and hardware shall meet the requirements of Section 13.1 in the FCD. Doors must have a minimum dimension of 36"x 84".

## **7.11 FOOD PREP AREAS**

**7.11.1** If the food preparation area is an integral part of the visible service area, it must meet all criteria per Section 03 Storefront Design Standards and Section 04 Store Interior Design Standards. If the food preparation area is not intended to be part of the visible service area, acoustical and visual separation is required.

## **7.12 SALES/SERVICE COUNTERS**

**7.12.1** Counters must present a clean, uncluttered appearance. Food service and other types of equipment located on counters must be concealed from view unless equipment is a design element to support the Concessions Tenant's overall design concept.

**7.12.2** A minimum of 8'-0" clear space must be maintained in front of service counters unless a barrier is utilized to contain passenger queuing. Note, special queuing zones outside of the Concessions Tenant leased premises may be considered within the 8'-0" clearance, if indicated on the Concessions Tenant's LOD.

**7.12.3** Frameless sneeze guards shall be used at counters as required where food presentation is accessible. Sneeze guards shall be set back a minimum of 6" from the face of the counter and be a maximum of 5'-0" A.F.F. or as required by Health Department Code.

**7.12.4** Glazing must be tempered or safety glass. All horizontal joints are to be butt glazed for maximum visibility. Acrylic glazing is not permitted. Tray slides, where required, must be stainless steel and designed as an integral part of the counter.

**7.12.5** Display cases presenting food products must be fully integrated into the overall design and finish materials palette. Product displays must be between 18" and a maximum of 5'-0" A.F.F. Display cases may not extend beyond the face of the counter top. Display cases shall incorporate an integrated and continuous base with the counter.

**7.12.6** Equipment located on counters shall be set back a minimum of 6" from the front counter edge and recessed into the counter top so no portion exceeds 5'-0" A.F.F. Cash registers must be recessed below the counter or placed behind a decorative screen or shroud. Condiments, utensils, napkins, straw containers and cup holders must be recessed into the counter top and located a minimum of 6" from the front counter edge.

**7.12.7** The backside of the sales counter shall be designed to conceal trash, outlets etc. Open storage areas are not permitted unless they are in areas of the leased premises that are not visible to the public. Trash receptacles shall be integrated into the Concessions Tenant's overall design. Freestanding receptacles are not permitted.

#### **7.12.8 Counter Materials**

**7.12.8.1** All materials must be durable, cleanable, and resistant to impact from heavy abuse. Counters are to be durable materials with special consideration given to providing a non-scratch and impermeable counter top surface.

**7.12.9 Acceptable Front Counter Materials** (within public view) *include, but are not limited to:*

**7.12.9.1** All materials listed under "Acceptable Materials for Storefronts" with the understanding that sales and service counters may be subject to even greater abuse than storefronts and therefore must be designed accordingly.

**7.12.10 Unacceptable Front Counter Materials** (within public view) *include but are not limited to:*

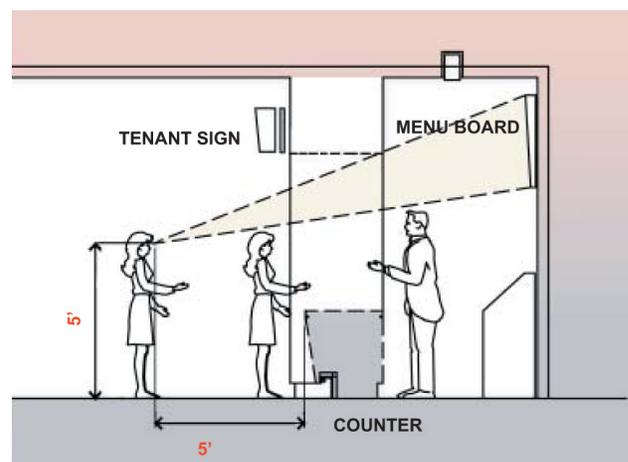
**7.12.10.1** All materials listed under "Unacceptable Materials for Storefronts"

### **7.13 MENU BOARDS**

**7.13.1** The menu board is a key component of food and beverage concession design and shall be professionally designed to integrate with the overall architectural, graphic and merchandising design. A minimum of (1) menu board, mounted on the rear wall of the sales area or on a suspended fascia is required for quick serve units. Menu boards shall be of a proper size, color and illumination level to be easily visible and readable from the common area, with a minimum letter height of 1 1/4". The storefront fascia shall not block views to the menu board based upon a viewing height of 5'-0" above finished floor level and 5'-0" distance from the face of the counter. Menu boards are to be illuminated. If adjustable track lighting is used, it must be concealed from view. Backlit transparencies are not permitted. Where digital menu boards are used permanent information must be painted, silk-screened, etched or applied to:

**7.13.1.1** Neutral, painted or anodized metal

**7.13.1.2** Natural or painted wood



### **7.13.1.3** Clear, translucent or back-painted glass

**7.13.2** Provisions shall be made for changing prices or products in an undetectable manner. Changeable information may be displayed using vinyl, die-cut numerals or letters, or other alternatives reviewed by the Authority. White boards are prohibited, but professionally maintained chalkboards may be considered. Graphic style and method for maintaining must be reviewed and approved by Authority.

## **7.14 FOOD SERVICE EQUIPMENT**

**7.14.1** Equipment exposed to public view shall be compact and recessed or encased in cabinetry. Exposed exhaust hoods shall be stainless steel, copper or an alternate approved material. The Authority will closely monitor the selection and placement of all equipment exposed to public view to ensure equipment is fully integrated within the overall design of the space.

**7.14.2** Locations of remote equipment, including controls, and required penetrations are to be clearly identified on the construction drawings. All penetrations through the floor slab must be screened in advanced using Ground Penetrating Radar and sealed to prevent leaks. Refer to Section 4.6 Building Penetrations.

**7.14.3** All cutlery storage and use must meet Transportation Security Administration (TSA) and SDIA security requirements and shall be clearly identified on the plans.

**7.14.4** No used equipment, simulated wood finishes, trademark or supplier logos or other advertising will be permitted on equipment within public view. Clutter or unsightly equipment shall be concealed from public view including screening of equipment cords.

## **7.15 SPECIAL CONDITIONS**

### **7.15.1 Glass Awnings: Sunset Cove T2W**

**7.15.1.1** Glass awnings are being provided by the Authority to reduce afternoon sun glare for those Concessions Tenants located in the Sunset Cove dining area. These awnings are designed to provide a consistent aesthetic look to the storefronts within the Dining Cove.

### **7.15.2 Sun Glare**

**7.15.2.1** It is possible the Concessions Tenant may encounter glare from sun shining into their space and are responsible for managing all such conditions. Concessions Tenant should consider the use of non-reflective counter finishes or other alternative solutions and pay particular attention to the design and layout of the back wall, including menu boards, to manage the impacts of direct sunlight.

## **7.16 EXHAUST SYSTEMS & GREASE HOODS**

**7.16.1** Concessions Tenant kitchen equipment shall be compliant with National Fire Protection Association (NFPA) 96 Standards for Ventilation Control and Fire Protection of Commercial Cooking Operations. This includes, but is not limited to Type I grease and Type II non-grease filtration and extraction hood exhaust systems.

**7.16.2** Type I grease hoods shall be provided over all cooking appliances that generate grease, grease vapors, smoke or any combination of these effluents; shall be selected based on the cooking appliances they are anticipated to serve; and categorized according to the following usage or duty:

- Light
- Medium to Extra-Heavy

**7.16.2.1** All Type I grease hoods shall incorporate high-efficiency extraction filters within the hood.

**7.16.2.1.1** High-efficiency extraction filters shall trap and remove all grease droplets from the airstream (90% of particles 8-micron and larger).

**7.16.2.2** Type I grease hoods selected for medium to extra-heavy usage shall also incorporate Ultra-Violet-C filtration or UV-filtration.

**7.16.2.2.1** The UV-lamp module shall be built into the plenum of the hood and shall be accessible for service, cleaning and lamp replacement.

**7.16.2.2.2** The UV filtration system, in conjunction with the high-efficiency extraction filters will serve

to disintegrate any remaining grease vapors that pass through the high-efficiency extraction filters into a fine dust that is exhausted out of the duct work.

**7.16.2.2.3** An automatic hood wash system may be required by the Authority and/or by the County DEH depending on the specific usage of the system.

**7.16.2.2.4** UV hoods are not required for high heat systems such as wood fired or brick ovens.

**7.16.2.2.5** Note: If the exhaust duct length is less than twenty feet and in a straight vertical path to the roof (no angles or bends between the exhaust hood and exhaust fan) a UV Filtration system is not required.

**7.16.2.3** A Pollution Control Module (PCM) located downstream of a medium to extra-heavy duty hood and prior to discharging exhaust air to the atmosphere may also be required by the Authority and/or by the County DEH. If required:

**7.16.2.3.1** The PCM shall function to reduce smoke and odors that are discharged to the atmosphere.

**7.16.2.3.2** Smoke particles shall be removed by utilizing an electrostatic precipitator or triple-pass filtration module.

**7.16.2.3.3** Odor shall be neutralized by utilizing; either a media filtration system comprised of a 50/50 potassium permanganate and carbon blend with a double-pass media bed or by a spray odor control system (activated charcoal media systems are not allowed).

**7.16.3** Type II non-grease hoods shall be provided over appliances that generate only steam, heat or odors as part of a food warming process and commercial-grade counter-top dishwashing machines. Type II non-grease hoods are not allowed over appliances that generate grease, grease vapors, smoke, or any combination of these effluents (for such appliances Type I grease hoods are required).

**7.16.4** See table 7.16.4 for descriptions of appliances that fall into the two categories noted above.

**TABLE 7.16.4: TYPE-I GREASE HOOD SELECTION MATRIX BASED ON DUTY OR USAGE**

	LIGHT	MEDIUM HEAVY EXTRA-HEAVY
Appliance	<ul style="list-style-type: none"> <li>• Gas &amp; Electric Ovens</li> <li>• Gas &amp; Electric Steamers</li> <li>• Gas &amp; Electric Ranges</li> <li>• Food Warmers</li> <li>• Pasta Cookers</li> <li>• Pizza Ovens</li> <li>• Rotisserie</li> </ul>	<ul style="list-style-type: none"> <li>• Combi-Ovens</li> <li>• Tilting Skillets</li> <li>• Tilting Braising Pans</li> <li>• Grill</li> <li>• Hibachi Grill</li> <li>• Gas &amp; Electric Fryers</li> <li>• Griddles</li> <li>• Upright Broiler</li> <li>• Electric Char-Broiler</li> <li>• Gas Char-Broiler</li> <li>• Infrared Broiler</li> <li>• Wok</li> <li>• Solid-Fuel Cooking Appliances</li> </ul>
Type I Grease Hood – Required Features	<ul style="list-style-type: none"> <li>• High Efficiency Extraction</li> </ul>	<ul style="list-style-type: none"> <li>• High Efficiency Extraction</li> <li>• UV-Filtration</li> <li>• Pollution Control Module</li> </ul>

**7.16.5** The Concessions Tenant shall furnish and install a complete kitchen exhaust and mechanical make up air system, including a complete a Fire Suppression System for extraction hoods and cooking equipment. The fire suppression system shall tie into the Base Building fire life safety systems and the Concessions Tenant premise shall have its own internal gas system shutoff. Type I and Type II exhaust systems shall be U.L. rated and listed. Concessions Tenant is required to provide an additional downstream induct grease exhaust treatment to mitigate

discharge to the surrounding environment. Combining Type I and Type II exhaust systems is not permitted and each Type I hood must have a dedicated fan. Makeup air for kitchen exhaust hoods must be balanced and provide adequate ventilation in all occupied areas. Careful consideration shall be given to the location of the supply and exhaust units within the kitchen to ensure ventilation is supplied equally throughout the occupied areas. A combination of high efficiency hoods with a low velocity displacement ventilation system should be considered to provide an efficient low energy system. The exhaust air from kitchen hoods shall be free from grease vapor and smoke.

**7.16.6** In the T2W Sunset Cove and the T2E Dining Cove, multiple food and beverage Concessions Tenants will be required to use common “right-of-way-routes” provided to the roof as part of the Base Building for all Type I grease and Type II non-grease hood exhaust systems. The routes for these exhaust ducts shall be closely coordinated with the Authority prior to installation.

### **7.16.7 Hoods**

**7.16.7.1** The Concession Tenant shall provide all required exhaust systems and equipment including kitchen hoods, exhaust ductwork, exhaust fans, controls and power connections, including but not limited to:

- 7.16.7.1.1** Controls to interface with the Base Building automation system to permit monitoring of Concessions Tenant’s exhaust fan status.
- 7.16.7.1.2** Grease hoods shall be equipped with Liquid Chemical Fire Suppression systems that comply with U.L. 300, NFPA 96 and NFPA 17A.
- 7.16.7.1.3** Clean-in-place hood systems that utilize a hot water wash system are allowed.
- 7.16.7.1.4** Concessions Food Tenants must maintain negative pressure in relation to circulation area by method of exhaust.
- 7.16.7.1.5** All roof mounted Concessions Tenant equipment shall be curb mounted on a minimum 8” high curb with stainless steel flashing. Kitchen hood exhaust fan discharge shall extend a minimum 3’ above the roof fan discharge. Bird screens are not allowed on the vent discharge opening.
- 7.16.7.1.6** The exhaust fans installed by the Concessions Tenant on the roof, and the fan assembly shall be hinged above the roof-flashing curb to allow for easy access for grease duct cleaning. Penetrations through the roof structure and the Base Building roofing may be required to be performed by the Base Building contractor at the Concessions Tenant’s expense, as well as construction of roof curbs and flashing to curbs.
- 7.16.7.1.7** The ductwork system shall be constructed of 18-gauge stainless steel or black iron and provide adequate access for cleaning and be grease (and liquid) tight via external welds or brazes. Where at all possible, grease exhaust ducts should be routed vertically to the roof with minimal offsets and turns to minimize pressure losses.
- 7.16.7.1.8** All Energy sources, including natural gas, that are supplied to the grease producing equipment under the Type I exhaust hood should be shut off in the event of a fire suppression system discharge in the hood.

## **7.17 STORAGE**

**7.17.1** Concessions Tenant supplies shall be stored on appropriate racks or in cabinets within the Concessions Tenant’s leased premises. All paper goods and supplies are to be stored in areas not visible to the public. Concessions Tenant is required to provide for interim, used cooking oil storage within leased premises.

## **7.18 FURNITURE, FIXTURES, TRASH RECEPTACLES & EQUIPMENT STANDARDS**

**7.18.1** All proposed furniture, fixtures and equipment (FF&E) shall be new and of commercial grade for applications subjected to high traffic, high capacity demands. No FF&E items shall be installed unless clearly identified within the approved Contract Documents.

### **7.18.2 Tables and Chairs**

**7.18.2.1** Tabletops are to be made of a durable and cleanable surface, such as a solid surface natural stone, stainless steel or wood protected with a commercial grade finish. Stainless steel surfaces must have corner details that are beveled, rounded or chamfered to eliminate the possibility of sharp edges that could catch

clothing or bags. Table bases shall be self leveling and of a suitable scale and construction to provide stability and durability.

**7.18.2.2** Concessions Tenant is to pay particular attention to the construction of the chairs to ensure they do not create an unacceptable noise condition when sliding over the floor surface. Upholstery, where used, should be limited to banquette or bench style seating and be easily maintained, commercial grade fabric or vinyl. Furnishings shall be provided to meet ADA requirements.

### **7.18.3 Water Systems**

**7.18.3.1** Domestic cold water lines are provided by the Authority capped in the vicinity of each food and beverage location. Hot water (140 degree) is not provided by the Authority and is the responsibility of the Concessions Tenant. Hot water tanks or instantaneous hot water heaters are acceptable and shall be sized to suit the application and comply with all health and safety regulations. Suspended water heaters shall not be located above electrical panels or other equipment which would be adversely affected due to exposure to water. Water filtration and treatment is the responsibility of the Concessions Tenant and shall be provided for all food and beverage locations including remote food prep areas.

### **7.18.4 Refrigeration & Display Cases**

**7.18.4.1** Concessions Tenant shall supply refrigerated display units with heated evaporator pans. Please note the City of San Diego does not allow heated evaporation pans for walk-in refrigeration units. Display cases shall not be taller than 4'-8" above finished floor and must be illuminated and vented. All refrigerated display units must be recessed or otherwise fully integrated into the architectural design. Only the open display or merchandise area shall be exposed.

**7.18.4.2** No food preparation or display cases are allowed within 24" of the neutral pier and within 18" of the finished floor. Prefabricated display cases on counter tops are not allowed.

### **7.18.5 Beverage Dispensing Stations**

**7.18.5.1** Beverage stations must be incorporated behind the Concessions Tenant counter or screened from public view at the front counter, with exception of beer dispensers at bar locations. Beverage dispensing units with remote equipment must have all connections between any remote equipment and the beverage station run in conduit. Locations of all remote equipment including controls are to be clearly identified on the contract drawings. Location of floor penetrations if required to access remote beverage equipment must be reviewed and approved by the Authority in advance and properly sealed to prevent leaks. Refer to Section 4.6 Building Penetrations.

### **7.18.6 Trash & Recycling**

**7.18.6.1** Concessions Tenant is to provide an appropriate number of trash receptacles to maintain a clean and sanitary environment. Free standing trash bins are not allowed in public view. All integrated trash bins shall have openings sized to conceal trash within. Trash and recycling receptacles for customer use will be provided by the Authority in the terminal dining coves.

### **7.18.7 Mop Sink**

**7.18.7.1** Concessions Tenant is to provide a mop sink within his premise to maintain a clean and sanitary environment. Mop sinks are not allowed in public view. Mop sink installation shall be in accordance with Section 15 Architectural Exhibits, 7K. Multiple sites can have a common mop sink if they are under the responsibility of the same operator.



## 08 TECHNICAL DESIGN STANDARDS

### 8.1 OBJECTIVES

**8.1.1** The Technical Design Standards are general in nature and do not address every type of condition or detail the Concessions Tenant will encounter. The Concessions Tenant shall develop an on-going review process during the early design stages with the Authority to determine specific design criteria and conditions which are acceptable to the Authority. Reference Section 13.1 Facilities Criteria Document (FCD) for building component and system standards. Inferior design or poor construction are unacceptable and will be required to be corrected at Concessions Tenant's expense.

**8.1.2** It is imperative the Concessions Tenant develops a full understanding of the Base Building provisions (i.e. structural, mechanical, electrical, fire protections, etc.) prior to commencing design to determine whether or not the utility services are adequate for the Concessions Tenant's operations. The Authority does not guarantee that all tie-in points will be within the Concessions Tenant's leased space.

**8.1.3** To assist contractor understanding of the specific requirements contained within the Concessions Design Manual (CDM) and other associated Authority Standards regarding leasehold improvements, it is highly recommended that the Concessions Tenant's Design Team include all requirements addressed in the CDM that affect the Concessions Tenant's General Contractor in the performance and execution of his work, on the contract documents (with notes provided on the field of the working drawings both general in content and specific in detail).

### 8.2 BASE BUILDING CONDITIONS

**8.2.1** The latest available construction documents for Authority projects shall establish the baseline for Base Building services to be provided to each of the Concessions Tenant's leased spaces. As such, the Authority will provide the Concessions Tenant with an access code to the Authority's FTP site containing all current relevant and applicable Base Building construction documents upon request by the Concessions Tenant (refer to the Authority's FTP site, see Section 13.3 for link). The following is a general summary of the Base Building conditions and the systems provided.

#### 8.2.2 Floors

**8.2.2.1** Bare concrete deck, no finishes and no sealer, will be provided. The floor of the Concessions Tenant premises may be recessed as much as one inch in relation to the Base Building finished floor elevation. The Concessions Tenant shall refer to the Base Building construction documents for transition details and locations. The Concessions Tenant is responsible to bring their floor finish to meet Base Building flooring in a flush condition per existing conditions of Base Building construction.

#### 8.2.3 Walls

**8.2.3.1** Exposed metal stud framing (6"x 18ga, at 16" on center) will be provided to demark the Concessions Tenant leased spaces demising walls. Gypsum board will be provided only on exterior face of Concessions Tenant premises demising walls; gypsum board will not be provided on the Concessions Tenant premises interior face of demising walls or on demising walls separating Concession Tenant premises. Walls are not designed to be load bearing. The Concessions Tenant is responsible to engage a structural engineer to assess the reinforcement required to address structural loads.

#### 8.2.4 Ceiling

**8.2.4.1** No ceiling will be provided; i.e. overhead structure is exposed. The structural steel is fireproofed and disturbance or removal of the fireproofing during Concessions Tenant construction shall be replaced by the Concessions Tenant Contractor immediately following its being disturbed or removed and shall match pre-existing conditions of the surrounding fireproofing thickness. Failure to properly replace existing fireproofing in a timely manner may result in the Authority replacing the fireproofing at the Concessions Tenant's expense.

#### 8.2.5 Automated Infrastructure Monitoring & Management System (AIMMS)

**8.2.5.1** The San Diego International Airport has various campus wide internal management systems that monitor equipment/infrastructure systems. As part of this management system, E-Mon D-Mon Class 5000 monitoring devices which measure consumption of utilities, i.e. electrical, gas and domestic water are required in all Concessions Tenant leasehold spaces, as applicable, in all terminals and applicable outlying facilities to monitor utility services consumption.

**8.2.5.2** E-Mon D-Mon Class 5000 monitoring device; The Class 5000 series monitoring device is a smart electric monitoring device and shall be installed in each Concessions Tenant Leasehold space adjacent to the electrical sub-panel. From the installed Class 5000 series monitoring device the Concessions Tenant shall provide a CAT-6e Ethernet cable in the existing conduit provided to the lease space that homeruns to the Authority's designated Telephone Room/Intermediate Data Feed (TR/IDF) room where it will be connected to the AIMMS network by the Authority. A critical component when ordering this monitoring device is to specify the correct on-board communications hardware that is specific to the Authority's systems protocol for interface with the AIMMS.

**8.2.5.3** Food and Beverage Concessions Tenants; this monitoring device also provides two (2) auxiliary pulse inputs to collect data from up to two other monitoring devices such as gas and water consumption. The wires required connecting the Class 5000 series monitoring devices to the respective water and gas meters can run up to a maximum of 500 feet separation. Water monitoring devices shall be connected to "Input 1" and Gas monitoring devices shall be connected to "Input 2" corresponding to the Class 5000 monitoring device inputs.

**8.2.5.4** For technical questions that arise in filling out the required forms (see link reference in Section 13 Additional Authority Resources) or regarding the specifications/procurement of E-Mon D-Mon equipment contact the CDP Tenant Improvement Project coordinator.

## **8.2.6 HVAC**

**8.2.6.1** Supply and return ducts will be stubbed into or adjacent to each space. No make-up air or exhaust ducts are provided for food and beverage spaces but "right-of-way routes" are provided to the roof. These routes must be coordinated with the Authority in advance of any construction. In some locations the routes for exhaust and make-up air may reduce the Concessions Tenant ceiling heights especially in kitchen areas to as low as 8'-0" A.F.F. to work around Base Building ductwork. If required for tempered air, supply and return hydronic chilled and hot water lines for Concessions Tenant VAV units will be stubbed into or adjacent to the Concessions Tenant premises.

## **8.2.7 HVAC Controls**

**8.2.7.1** Thermostats for the control of Concessions Tenant VAV units shall be provided by the Concessions Tenant. The Concessions Tenant is required to coordinate with the Base Building Mechanical/HVAC System-Controls proprietary systems maintenance contractor for systems specifications regarding compatibility and controls programming. The Base Building Mechanical/HVAC Controls proprietary systems maintenance contractor shall provide connectivity from each VAV unit to the nearest point of connection (POC), often daisy chained, of the Authority's HVAC controls system at the Concessions Tenant's expense. The Concessions Tenant Contractor shall install a conduit from each VAV unit to the POC. Contact the CDP Concessions Tenant Improvement Project Coordinator for contact information regarding coordination with the Mechanical/HVAC Controls proprietary systems maintenance contractor representative (refer to Section 8.4 Mechanical, Subsection 8.4.6 HVAC Control System and Section 10.4 Authority Proprietary System Maintenance Contractors for further information).

## **8.2.8 Fire Sprinklers**

**8.2.8.1** In all locations except Terminal 1, the Authority has provided standard upturned code minimum active sprinkler head layout for all Concessions Tenant leased spaces. The Concessions Tenant is responsible to modify sprinklers for the build-out of their space and to meet fire sprinkler code requirements for the occupancy they are constructing. Additionally, the Concessions Tenant is solely responsible for the exhaust hood fire suppression system and any special fire suppression systems required based upon the Concessions Tenant's design (refer to Section 7.16 Exhaust Systems and Grease Hoods, Subsection 7.16.7 Hoods and Section 8.4 Mechanical, Subsection 8.4.10 Base Building- Plumbing, Gas, Fire Protection Systems for further information). The Concessions Tenant Contractor shall complete the final connection to the Base Building Automatic Fire Sprinkler System and conduct final test(s) prior to commissioning of the Concessions Tenant premise.

## **8.2.9 Fire Alarm**

**8.2.9.1** The Authority has provided a raceway containing the fire alarm systems network from the local Base Building Fire Alarm Control Panel to a junction box located within or adjacent to the Concessions Tenant's leased spaces. The Base Building Fire Alarm Control Panel will have adequate fire alarm points to provide three strobes and one audio alarm for each Concessions Tenant premise. Any Concession Tenant requiring additional fire alarm points within the system based upon the requirements of the Concessions Tenant premise design shall coordinate the specific system requirements with the Authority during their design development process (refer to Section 10.4 Authority Proprietary Systems Maintenance Contractors for further information). The Concessions Tenant Contractor shall contract with the Base Building Fire Alarm Systems proprietary contractor to provide and complete the system connection to the Base Building Fire Alarm System (see subsection

8.6.2.4 for further information). The Concessions Tenant Contractor shall conduct the final test(s) prior to commissioning of the Concessions Tenant premise.

#### **8.2.10 Electrical**

**8.2.10.1** One empty 3" or 4" conduit, depending on location, is brought within or adjacent to each Concession Tenant leased space from the nearest Base Building concession distribution panel. A space is provided at the concession distribution panel for each space based upon its pre-programmed use. The Concession Tenant supplies the electrical panel within their space and all conductors (wire) from the designated concession distribution panel. The Concessions Tenant shall furnish and install an E-Mon D-Mon electrical monitoring device at the Concession Tenants space electrical panel, and certify that the monitoring device is functioning properly and reporting to the Building Management and Controls system via the Authority's AIMMS network. In general the Authority provides 120/208 volt, 3-phase, 4-wire electrical service. However, in some locations the electrical service to the Concessions Tenant premise is 480 volt, 3-phase, 4-wire. The Concessions Tenant is responsible to confirm the size and type of service provided and shall provide a transformer located within their leased space to modify the service to 120/208 volt.

#### **8.2.11 Plumbing General**

**8.2.11.1** For food and beverage spaces, stub outs for plumbing are provided adjacent to or within Concessions Tenant premises.

**8.2.11.2** The Concessions Tenant shall confirm the plumbing pipe sizes are adequate to meet its needs. Any additional plumbing requirements in excess of what is provided will be the responsibility of the Concessions Tenant. The Concessions Tenant shall provide all branch plumbing lines complete with plumbing fixtures required based upon the Concessions Tenant's design.

#### **8.2.12 Domestic Water**

**8.2.12.1** Domestic water lines are brought to a location within or below the Concessions Tenant's leased space. 140-degree hot water is not provided by the Base Building. This higher temperature water is the responsibility of the Concessions Tenant and equipment must be located within the Concessions Tenant's leased space. The Concessions Tenant shall furnish and install an E-Mon D-Mon water monitoring device and certify that the monitoring device is functioning properly and reporting to the Building Management and Control System via the Authority's AIMMS network (refer to Section 10.4 Authority Proprietary Systems Maintenance Contractors for further information). The Concessions Tenant Contractor shall complete the final connection to the Base Building domestic water system and conduct final test(s) prior to commissioning of the Concessions Tenant premise.

#### **8.2.13 Sanitary**

**8.2.13.1** Sanitary waste sewer lines are stubbed below or adjacent to each food and beverage Concessions Tenant premise on the elevated floors or under the slab for level one slab-on-grade spaces. The Concessions Tenant shall saw cut the concrete slab on grade to extend the sanitary sewer and/or the sanitary grease line to the point within their space where they intend to locate their sanitary sewer and/or sanitary grease line connection or extend the below floor stub out to the point of the floor penetration under the sanitary trap. Concrete floor slabs shall be scanned using ground penetrating radar to determine rebar locations. Proposed locations for concrete penetrations are to be submitted to the Authority for review and approval prior to saw cutting and/or coring (Refer to Section 4.6 Building Penetrations for further information).

**8.2.13.2** Trenching for below grade utilities shall be of a width to minimize the spoils generated and appropriate for the lines to be installed. Trench in-fill concrete pours, backfill/compaction, rebar/dowelling shall be designed and engineered for the specific site conditions by the Concessions Tenant's Structural Engineer.

#### **8.2.14 Grease Interceptors**

**8.2.14.1** Grease interceptors are provided by the Authority external to the terminal buildings and all food and beverage facilities will be required to connect to a grease interceptor. A dedicated grease waste line point of connection is provided within or adjacent to each food and beverage space. The Concessions Tenant is not allowed to install grease traps within the Concessions Tenant premise. Minimum City of San Diego Public Utilities, Metropolitan Wastewater Branch, Food Establishment Wastewater Discharge (FEWD) Permit Program plan check review submittal requirements where connection to the Authority's grease interceptor is involved are:

**8.2.14.1.1** Fixture/Equipment List.

**8.2.14.1.2** Facility Floor Plan (should correspond with Fixture/Equipment List).

**8.2.14.1.3** Proposed underground Plumbing Plan (showing fixtures routed to the Authority’s grease removal equipment (GRE)).

**8.2.14.1.4** Details of the installed GRE and sizing calculations.

**8.2.14.2** Upon approval of the FEWD Plan Checklist from the Public Utilities Department noted above, the Concessions Tenant shall include the checklist items in the plumbing design submittal to the City of San Diego Planning and Development Services Department as part of their plan check review. Contact City of San Diego Public Utilities, Metropolitan Wastewater Branch, Food Establishment Wastewater Discharge (FEWD) Permit Program, (619) 515-3500 or FEWD direct (858) 654-4188, [www.sandiego.gov/mwwd/](http://www.sandiego.gov/mwwd/) for further information.

### **8.2.15 Gas**

**8.2.15.1** 5-PSI natural gas is stubbed within or adjacent to only those proposed food and beverage spaces that have been pre-programmed to have a “cooking kitchen”. No natural gas is provided to Concession Tenant storage spaces, Concession Tenant retail spaces or food and beverage spaces not pre-programmed as having a “cooking kitchen”. Where provided and utilized by the Concession Tenant the natural gas system shall be in accordance with all code and regulatory requirements. If through roof penetrations are required the Concessions Tenant Contractor shall coordinate with the Base Building roofing proprietary systems maintenance contractor for repair regarding any penetration of the roof and subsequent reapplication of the roofing membrane integrated with any new curb and/or roof flashing at the Concessions Tenant’s expense (Contact the CDP Tenant Improvement Project Coordinator for contact information regarding the individual roofing contractor’s representative (refer to Section 10.4 Authority Proprietary Systems Maintenance Contractors for further information)). The Concessions Tenant shall furnish and install an E-Mon D-Mon gas monitoring device immediately upon the line entering the space and certify that the monitoring device is functioning properly and reporting to the Authority’s Building Management and Control System via the Authority’s AIMMS network. The Concessions Tenant Contractor shall complete the final connection to the Base Building gas system and conduct final test(s) prior to commissioning of the Concessions Tenant premise.

### **8.2.16 Telecommunications**

**8.2.16.1** One 2” $\phi$  conduit will be stubbed into or adjacent to each Concessions Tenant premise from a Base Building TR/IDF room. Third party providers can provide; internet connection, telephone connection and CATV connection to the Concessions Tenant premise at the Concessions Tenant’s expense (refer to Sections 8.7 Telecommunications and 10.4 Authority Proprietary Systems Maintenance Contractors for further information).

### **8.2.17 Utilities**

**8.2.17.1** All gas, water, sewer, electrical and data piping or conduit installed in support of a Concessions Tenant Lease premise within the infrastructure of an Authority facility or exposed to the exterior elements shall have a permanent label, prominently visible, indicating the type of service and the Concessions Tenant premise identification, using sans serif, bold minimum font sized accordingly to the size of the utility line. Refer to Subsection 13.1 FCD; Spec section 33.05.26 Utility Line Signs, Markers, and Flags.

## **8.3 STRUCTURAL**

**8.3.1** The Structural Design Criteria provide the technical criteria required to ensure Concessions Tenant structural loads imposed on a temporary or permanent basis do not exceed the structural capacity of the building. Any modifications to the Base Building structure must be reviewed and approved by the Authority.

### **8.3.2 Design Loads**

**8.3.2.1** The Concessions Tenant shall retain the services of a professional structural engineer to analyze loads imposed by the Concessions Tenant on the Base Building structural system. The following design loads are for reference only. The Concessions Tenant is responsible for confirming Base Building structural capacity.

<b>8.3.2.1.1</b>	Structural Floor	100 lbs/sq. ft.
<b>8.3.2.1.2</b>	Slab on Grade	250 lbs/sq. ft.
<b>8.3.2.1.3</b>	Roof	20 lbs/sq ft.

### **8.3.3 Modifications to Base Building Structure**

**8.3.3.1** If the Concessions Tenant deems it necessary to modify the Base Building structural system in order to accommodate their design requirements, the Concessions Tenant shall submit a completed ‘Base Building Modification Request (BBMR) Form’ (refer to Subsection 13.2) to the Authority for review. The Concessions

Tenant will be responsible for retaining the services of a structural engineer to produce the work inclusive of required City permits and approvals.

### **8.3.4 Storefronts**

**8.3.4.1** Each design requires complete engineering plans and specifications clearly defining the details required for proper installation and performance. This includes, but is not limited to, head, jamb, sill and corner conditions showing all typical non-load bearing attachments to the Base Building floor structure. Storefronts shall be self-supporting between their structural supports and shall be capable of accepting all live loads, dead loads, and seismic loads imposed and transfer all loads into the Base Building structure. The storefront may be braced by the existing Base Building structure, however, no penetrations which would degrade the Base Building structural integrity are allowed and all structural connections must be developed by a professional structural engineer.

### **8.3.5 Heavy Equipment and Overhead Supports**

**8.3.5.1** Installation of heavy equipment of any kind is not permitted without prior consultation with a professional structural engineer and subsequent Authority review. All overhead equipment or systems to be supported from above shall be designed by a structural engineer.

**8.3.5.2** Concessions Tenant is not allowed to use Base Building structural system without Authority approval of a 'Base Building Modification Request (BBMR) Form' submitted by the Concessions Tenant. Any proposed attachments to the underside of the concrete slab or deck shall be provided with an engineer's structural calculations discerning the capability of the slab or deck to support the anticipated load. For concrete structural systems the engineer shall design supports as required for Authority review. The Concessions Tenant is responsible to coordinate the transporting of heavy equipment through SDIA spaces and to provide a travel path and plan. Concessions Tenant shall verify and confirm transport through SDIA terminals and concourses to final destination including weight of equipment and materials, as well as confirm existing structural capacities are adequate to carry such loads. Refer to Section 11.10 Authority Contractor Cooperation & Coordination.

### **8.3.6 Core Drilling, Cutting, and Penetrations**

**8.3.6.1** Refer to Section 4.6 Building Penetrations.

**8.3.6.2** Core hole/opening through concrete slab on metal deck shall be per the following requirements:

**8.3.6.2.1** Core/opening 10" diameter or smaller, no additional support is required if the clear distance between the cores exceeds 3x diameter of the core/opening. If core/openings are located closer than this distance, they shall be treated as one large opening and the requirements of 8.3.6.2.2 or 8.3.6.2.3 shall apply.

**8.3.6.2.2** Core/opening 10" and greater in diameter shall require to be designed by a structural engineer licensed in the State of California.

### **8.3.7 Roof Mounted Equipment**

**8.3.7.1** The Concessions Tenant's structural engineer shall analyze the load imposed by any required new roof mounted equipment on the existing Base Building structural system and provide structural calculations to support the proposed design/details. The Concessions Tenant shall provide roof structural reinforcement, roof opening framing and support curbs required for all new roof mounted equipment. Review and approval by the Authority is required for all roof mounted equipment.

### **8.3.8 Roofing System and Access**

**8.3.8.1** The Concessions Tenant may access roof mounted equipment via existing roof walkway pads from Authority provided roof access points. Concessions Tenants must provide roof walkway pad extensions from existing Base Building roof walkway pads to all Concessions Tenant provided roof top equipment. All roof modifications must be in compliance with the Base Building roof system. To maintain existing roof warranties the Concessions Tenant is required use the Authority's roofing contractor or as an option a roofing contractor certified by the manufacturer of the roofing system and provide an equal warranty period for that portion of the affected roof replacement/repair to modify any portion of the roofing system at the Concessions Tenant's expense (refer to 10.4 for further information). Contact the Concessions Development Program Manager for contact information regarding the individual roofing contractor's representative.

### **8.3.9 Seismic Connections and Expansion Joints**

**8.3.9.1** Concessions Tenant is to ensure that all work is designed to accommodate and protect for seismic events. Requirements include but are not limited to the seismic detailing for ceilings, walls, floors, utilities

(joints, connections, auto and manual shutoffs), plumbing, casework and other components in the project specifically required by code to accommodate the seismic activity inherent in the region (see Section 2.7 Seismic Design Criteria for further information).

## **8.4 MECHANICAL**

**8.4.1** The objective of the Mechanical Design Criteria is to provide the Concessions Tenant with the technical criteria required to ensure the installation of Heating Ventilation and Air Cooling (HVAC) equipment, plumbing, gas, sanitary, fire protection systems, and all mechanical systems including any miscellaneous heat producing appliances within the Concessions Tenant's leased space or other leased support spaces conform to the requirements as specified herein.

**8.4.2** All work in this section shall meet all Authority Standards whether contained as Sections within this manual or as additional resources listed in Section 13 Additional Authority Resources and all current/adopted governing local, state and federal codes, ordinances and regulations, including but not limited to:

- 8.4.2.1** Applicable Safety Orders of the State of California
- 8.4.2.2** California Building Code
- 8.4.2.3** California Code of Regulations Title 24
- 8.4.2.4** California Mechanical Code
- 8.4.2.5** California Plumbing Code
- 8.4.2.6** California Fire Protection Code
- 8.4.2.7** California OSHA
- 8.4.2.8** California Environmental Quality Act (CEQA)
- 8.4.2.9** San Diego County Department of Environmental Health (DEH)
- 8.4.2.10** National Fire Protection Association (NFPA)
- 8.4.2.11** ASHRAE Guide
- 8.4.2.12** SMACNA/ANSI HVAC Duct Construction Standards
- 8.4.2.13** SMACNA Seismic Restraint Manual- Guidelines for Mechanical Systems

**8.4.3** All mechanical design data such as ultimate heating and cooling, water, gas and power demand shall be indicated on plans submitted for review, including all appropriate and completed calculations and data required for determination of compliance with the California Code of Regulations Title 24.

### **8.4.4 Local Conditions**

**8.4.4.1** The Concessions Tenant shall field verify the site location and confirm availability and capacity of all existing mechanical, plumbing and fire protection systems. The Concessions Tenant shall become familiar with existing local conditions affecting their work, such as obstructions, level changes and any necessary cutting or penetrations prior to the start of design (for current construction information refer to Authority's FTP site link Section 13.3).

### **8.4.5 Base Building - HVAC System**

**8.4.5.1** The Authority has provided a central HVAC distribution system utilizing multiple rooftop mounted air handlers and will provide information and data regarding the Base Building HVAC system. The Concessions Tenant shall confirm the Base Building HVAC capacity provided for each leased space. Any additional HVAC requirements beyond the capacity provided by the Authority shall be provided by the Concessions Tenant at its sole expense. The Base Building HVAC systems have generally been designed to the following criteria:

- 8.4.5.1.1** Heating: Winter inside comfort design temperature 75°F.

- 8.4.5.1.2** Cooling: Summer inside comfort design temperature 75°F.
- 8.4.5.1.3** Outside Air: Per ASHRAE Handbook of Fundamentals.
- 8.4.5.1.4** Chilled Water Differential: Coils should be design for 20°F temperature.
- 8.4.5.1.5** Food and Beverage Supply Air Maximum supply air to conditioned areas 2.5 cfm/sf.
- 8.4.5.1.6** Retail Supply Air Maximum supply air to conditioned areas 1 .5 cfm/sf.

**8.4.5.2** In some areas of the terminal, Base Building HVAC ductwork will be in the plenum space inside the Concessions Tenant premise. This condition is the case in the T2W Sunset Cove concession core adjacent to the atrium. The Base Building HVAC traverses through the food and beverage and retail plenum space to provide supply and return air to the atrium. Concessions Tenant ductwork shall be installed below the Base Building ductwork in these locations. Hangers to support Concessions Tenant architectural, mechanical, plumbing and electrical elements shall be designed around the overhead Base Building ductwork.

#### **8.4.6 HVAC Control System**

**8.4.6.1** The Authority has installed a Building Management and Control System (BMCS) for the SDIA and will provide a point of connection (POC) to this system within or adjacent to the Concessions Tenant's space. Concessions Tenant shall install all sensor input and output devices as required for the mechanical system design and per the Authority's proprietary specification for HVAC Controls System. The Concessions Tenant is required to use the Base Building Mechanical/HVAC System-Controls proprietary systems maintenance contractor for programming and final connections for the system at the Concessions Tenant's expense (refer to Section 8.2 Base Building Conditions, Subsection 8.2.7 HVAC Controls and Section 10.4 Authority Proprietary Systems Maintenance Contractors, line item 10.4.1.1 for further information).

#### **8.4.7 Authority HVAC System Maintenance**

**8.4.7.1** The Authority maintains the Mechanical/HVAC system at SDIA. The Concessions Tenant connects to the Base Building system for the supply and control of conditioned air within their space. As such the Concessions Tenant is required to install and maintain HVAC equipment that is compatible with the Authority's HVAC proprietary system specifications. The Authority's Facility Management Department (FMD) will need access for maintenance of Authority Mechanical/HVAC system components that have been installed within the Concessions Tenant premise. Access shall be by access panels provided and installed by the Concessions Tenant. FMD does not maintain the Concessions Tenant internal mechanical system components or other specific stand-alone systems such as hood exhaust, makeup air and refrigeration systems.

#### **8.4.8 Concessions Tenant Responsibilities**

**8.4.8.1** The Concessions Tenant shall engineer the Mechanical/HVAC system to serve the Concessions Tenant's space complete with ducted supply and plenum return air. Food and beverage facilities shall have ducted returns. It is essential the Concessions Tenant's Mechanical Engineer be completely familiar with the central Mechanical/HVAC system within the terminal Base Building and all operational requirements pertaining to the system.

**8.4.8.2** All construction documents and specifications shall be developed by the Concessions Tenant and reflect a complete and fully engineered system. The installing Concessions Tenant Contractor may perform certain engineering design functions, such as the fire alarm and fire sprinkler protection systems, but the Concessions Tenant is responsible for the total overall design. If the Concessions Tenant requires modification or extension of any Base Building Mechanical/HVAC system a 'Base Building Modification Request (BBMR) Form' must be submitted to and approved by the Authority. All approved modifications shall be completed in accordance with requirements as outlined herein. Mechanical/HVAC system modifications requiring shutdown of other portions of the mechanical systems or work within the Authority's mechanical rooms shall be coordinated in advance with the Authority's T.I. Construction Inspector and performed under Authority staff supervision.

**8.4.8.3** The HVAC system shall include all equipment, ducts, diffusers, insulation, controls, smoke and fire system components, final electrical connections and appurtenances as required for the operation of the system.

**8.4.8.4** The HVAC system and its component parts shall operate without objectionable noise or vibration within occupied spaces. Noise levels shall not be above the minimum acceptable Noise Criterion (NC) as identified in Section 2.11 Sound Transmission Design Criteria.

**8.4.8.5** The HVAC system shall include smoke control and fire alarm system components compatible with the Authority's Base Building fire alarm system. The Authority fire alarm proprietary system maintenance contractor is required to provide programming and make all connections for this system at the Concessions Tenant's expense (refer to Section 10.4 Authority Proprietary Systems Maintenance Contractors for fire alarm coordination information). Contact the CDP Tenant Improvement Project Coordinator for contact information regarding the Base Building Fire Alarm proprietary system maintenance contractor representative.

**8.4.8.6** The HVAC system shall include automatic temperature control components compatible with the existing Authority's Mechanical/HVAC control system. The Authority Mechanical/HVAC control system contractor is required to provide programming and make all connections for this system at the Concessions Tenant's expense (refer to Section 10.4 for HVAC Controls Contractor information). Contact the CDP Tenant Improvement Project Coordinator for contact information regarding the Base Building Mechanical/HVAC Controls proprietary system maintenance contractor representative.

**8.4.8.7** The HVAC air distribution system shall consist of Variable Air Volume (VAV) terminal units with heating and cooling capability, electronic digital system interface and thermostat for connection to medium pressure supply ducts. Concessions Tenant installed ducting shall be rigid with the exception of a 6'-0" maximum length flex duct which will be allowed at air supply diffuser connections. Details shall be provided for VAV unit and controls, associated access panels, ductwork mounting and installation including suspension system from the terminal's overhead structure including seismic bracing. At a minimum the following requirements apply:

**8.4.8.7.1** Double expansion anchor-type fasteners or other fasteners that minimize hammering (specify type) are required to protect the structure.

**8.4.8.7.2** Hammer drilling will not be allowed.

**8.4.8.8** All mechanical systems shall be designed to maintain adequate access and clearances to existing equipment, new equipment devices requiring maintenance and shall not create interference with the operations of existing equipment.

**8.4.8.9** No openings for fans, outside air intakes, vents, louvers, grilles or other devices will be installed in any demising partitions, exterior walls or roof without the Authority's review and approval. All penetrations through exterior walls and roof structure must strictly comply with the requirements as outlined herein to maintain roof warranty.

**8.4.8.10** Existing mechanical equipment to be abandoned shall be removed and recycled in accordance with City of San Diego Planning and Development Services Department 'Recycling Requirements' and the roof patched as required by a contractor approved by the roof warrantor.

**8.4.8.11** All interior piping and ductwork shall be supported independently from structure. Support of piping and ductwork from other piping or ductwork is not permitted.

**8.4.8.12** Roof mounted Concessions Tenant equipment shall be dimensionally located on the roof relative to adjacent roof mounted equipment and to building grid line references and shall be curb mounted.

**8.4.8.12.1** All Concessions Tenant installed roof top equipment shall have a permanent label, prominently visible, indicating concession premise LOD identification using sans-serif, bold-minimum 3 inches high font permanently affixed to each piece of equipment.

**8.4.8.13** If the ceiling is used as a return air plenum all equipment, pipe, conduit, conductors, and other building materials shall be plenum rated. Food and beverage facilities shall use ducted returns.

**8.4.8.14** Negative air pressure must be maintained in kitchens to prevent odors from leaving the space. Objectionable odors will be exhausted in such manner as to prevent their release in the terminal or short-circuiting into any fresh air vents.

**8.4.8.15** Elevations must be submitted showing any exterior devices including louvers to be installed for exhaust and make-up air units, including exhaust fans.

**8.4.8.16** All mechanical equipment shall be U.L. listed and rated. Air handling equipment shall be certified for performance by a nationally recognized testing Agency.

**8.4.8.17** No fiberglass ductwork shall be permitted. All ductwork shall be steel, aluminum, stainless steel or metallic alloys suitable for intended use.

**8.4.8.18** Flexible ductwork shall be wire type with factory installed collars. Minimum and maximum lengths shall be as per code. Field altered (in a manner that adversely affects the air flow design capacity) flexible ducts are prohibited. Installation shall be free of tight bends or kinks supported with one and a half inch 1-1/2" minimum hanger strap; and shall be used for connection to diffusers and registers or for terminal boxes when rated for appropriate duct pressure classification.

**8.4.8.19** Ductwork drops to ceiling diffusers or registers when greater than 6'-0" in length shall have independent hanger supports to structure above and elbows shall be strapped for continuity. Lateral bracing for drops greater than 6'-0" shall be required.

**8.4.8.20** Ductwork hangers shall be galvanized metal strap or minimum 3/8" diameter steel rod trapeze arrangement per "SMACNA" standards. Ductwork may not be hung or braced with wire. All ductwork shall be seismically braced, regardless of size, for lateral, longitudinal and uplift movement. The minimum bracing material shall be 2"x 2" x 16 gauge galvanized steel angle, de-burred to remove sharp edges from shearing. Subsequent bracing requirements shall be per "SMACNA Seismic Restraint Guidelines" latest version.

**8.4.8.21** The use of aircraft cables for seismic restraint of ductwork is prohibited. For equipment that requires noise and vibration isolation, refer to SMACNA or other nationally recognized standard that achieves the Authority's noise and attenuation requirements.

**8.4.8.22** Roof mounted kitchen exhaust fans shall not be located within 15 feet of a make-up air unit or 20 feet from a fresh air intake. For exhaust fans, make-up air units, refrigeration condensers, and other Concessions Tenant equipment located on the roof the Concessions Tenant shall coordinate with the Authority relative to all anticipated and/or existing adjacent Concessions Tenant roof mounted equipment and shall provide engineered drawings and calculations plus all structural reinforcement design documents to support their roof top equipment loads. The calculations may be reviewed by the Authority and the Base Building structural engineer. All proposed new roof-mounted mechanical equipment shall be installed independently of the existing roof membrane material unless regulatory code(s) require structural attachment/restraint considerations. Reuse existing roof curbs to the extent possible.

#### **8.4.9 Plumbing, Gas, Fire Protection Criteria**

**8.4.9.1** The Plumbing, Gas, and Fire Protection criteria provides the technical criteria required to ensure the design and installation of all plumbing including hot and cold domestic water, sanitary sewer, waste and vent, grease waste, and natural gas within the Concessions Tenant's leased space or other leased support spaces conform to Authority Standards whether contained as Sections within this manual or as additional resources listed in Section 13. Work shall meet all requirements of the Authority and the Agencies having jurisdiction.

#### **8.4.10 Base Building - Plumbing, Gas, Fire Protection Systems**

**8.4.10.1** The Authority provides valved and capped domestic water, gas, sanitary sewer connections with vent and grease waste connections for all food and beverage. These lines will be brought to a location within or adjacent to the Concessions Tenant's leased spaces. The exact locations of these stub outs is to be confirmed by the Concessions Tenant, however, shall be in general within fifty feet (50'-0") of Concessions Tenant's space. Where required the Authority will provide upturned fire sprinkler heads within the Concessions Tenant premise with an isolation valve.

**8.4.10.2** The design and construction of the Concessions Tenant's plumbing, gas, and fire protection systems shall include but is not limited to the following:

**8.4.10.2.1** Concessions Tenant shall furnish and install all piping, fittings, valves, and associated components to accommodate the Concessions Tenant's design. Plumbing system modifications requiring "wet taps" shall be coordinated in advance in writing using a utility interruption form ('SDIA Contractor Interface with Airport Systems Notification Form') with the Authority T.I. Construction Inspector and the Authority Base Building contractor where appropriate. Work must be performed during the hours approved for such work and under the direct supervision of the Authority T.I. Construction Inspector.

**8.4.10.2.2** Concessions Tenant shall include within the Contract Documents a plumbing schedule with fixture connections sizes and fixture unit demands.

- 8.4.10.2.3** Concessions Tenant is required to provide an E-Mon D-Mon water monitoring device on the primary water supply line immediately upon the line entering the space. The monitoring device must be mounted in an accessible location, maximum 5'-6" A.F.F. Concessions Tenant must provide a letter to the Authority certifying the E-Mon D-Mon water monitoring device is properly installed and functioning prior to substantial completion. For further information regarding E-Mon D-Mon monitoring devices refer to Section 8.2 Base Building Conditions, Subsection 8.2.5 Automated Infrastructure Monitoring & Management System (AIMMS).
- 8.4.10.2.4** Concessions Tenant is required to provide a back flow preventer on their main cold water service connection within their premise space and one on the beverage dispensing system.
- 8.4.10.2.5** Toilet rooms are not permitted in concession spaces, unless specifically required by the Agency having jurisdiction.
- 8.4.10.2.6** No plastic pipe is allowed except for waste lines below grade. Acid resistant piping shall be utilized for all waste drain lines serving soda and beer dispensers for a minimum of 25 feet or to the nearest connection with a main line. Food and beverage plumbing waste shall use dedicated grease waste lines. No grease effluent will be allowed into the Base Building plumbing systems.
- 8.4.10.2.7** Concessions Tenant shall connect sanitary drainage piping to the provided stub out. Sanitary sewer lines, which may experience condensation, are to be fully wrapped with insulation (except at slab on grade locations) to prevent pipe condensation from dripping on other leased spaces. The routing of piping shall not occur over CTX and other similarly sensitive equipment.
- 8.4.10.2.7.1** All sanitary sewer system clean outs (whether floor or wall) shall be readily accessible without moving any Concessions Tenant's furniture, fixtures or equipment (FF&E).
- 8.4.10.2.7.2** Wall surfaces adjacent to or in a close proximity to, a mop basin/sink shall be designed to provide maximum water protection (refer to Section 15; Exhibit 7k).
- 8.4.10.2.8** Domestic hot water, if provided by the Authority, is provided at approximately 105 degrees. Concessions Tenant is responsible to provide equipment necessary to increase the water temperature as required for the food prep, kitchen and other support space. Water heaters shall be electric and shall not be mounted above ceilings. The Concessions Tenant is encouraged to install water heaters above mop sinks where practical.
- 8.4.10.2.9** Concessions Tenant is required to provide an E-Mon D-Mon gas monitoring device of sufficient capacity for intended use on the primary gas supply line upon the line entering the space. Monitoring device must be mounted in an accessible location, maximum 5'-6" A.F.F. Concession Tenant shall provide a letter to the Authority certifying the E-Mon D-Mon gas monitoring device is properly installed and functioning prior to substantial completion. For further information regarding E-Mon D-Mon devices refer to Section 8.2 Base Building Conditions, Subsection 8.2.5 Automated Infrastructure Monitoring & Management System (AIMMS).
- 8.4.10.2.10** Gas piping within the Concessions Tenants space shall be welded, labeled and tested. Threaded connections are not allowed.
- 8.4.10.2.11** The Concessions Tenant will route grease waste from the kitchen dishwashers, pot sinks and other fixtures and equipment with waste effluent containing suspended grease particles to the grease waste stub out provided.
- 8.4.10.2.12** The Authority will provide and service a grease interceptor. Grease traps located within the Concessions Tenant's space are not allowed. The horizontal waste lines shall be sloped at 1/4" per foot and a 4" minimum diameter shall be required unless otherwise approved by the UPC.

- 8.4.10.2.13** Modifications to the Base Building infrastructure (utilities) required for Concessions Tenant's refrigeration equipment including refrigerant and drain lines, plumbing, and floor drains, will be at Concessions Tenant expense. Remote condenser units shall be located as approved by the Authority, outside of the building in an area designated by the Authority.
- 8.4.10.2.14** Cutting and patching to be performed as required to return finishes to their original condition. Welding or torch-cutting must be under the direct supervision of the Authority's T.I. Construction Inspector. The Concession Tenant must notify the Authority's T.I. Construction Inspector and obtain a written approved, by the Authority, "Hot Work Permit" 24 hours prior to welding or torch cutting operation.
- 8.4.10.2.15** Where required, the Concessions Tenant shall install a complete fire sprinkler system designed by a fire protection engineer licensed in the State of California.
- 8.4.10.2.16** The fire sprinkler system shall be fully engineered and substantiated by hydraulic calculations prior to submitting to the City of San Diego Planning and Development Services Department for plan check review approval. The fire sprinkler contract documents shall include complete calculations along with the location of all valves, piping, and sprinkler heads.
- 8.4.10.2.17** The fire protection engineer is required to obtain flow test data, satisfactory to the Agencies having jurisdiction. The drawings and hydraulic calculations must include the site of the flow test, and the date and time the test was conducted. The calculations must be taken to the point of the actual water flow test.
- 8.4.10.2.18** The Concessions Tenant is required to certify that the exact sprinkler head as indicated on the contract documents and hydraulic calculations is the sprinkler head installed on the job site. There are numerous sprinklers available, each with a unique set of design criteria, flow pressure requirements, spacing requirements and specific obstruction rules. Installing the wrong sprinkler invalidates the hydraulic calculations and could put the building at risk.
- 8.4.10.2.19** The Concessions Tenant shall coordinate with the Authority T.I. Construction Inspector and Authority Base Building maintenance contractor where appropriate to isolate the effected sprinkler system zone valve so the piping may be drained prior to the installation of new fire sprinkler system. Contact the CDP Tenant Improvement Project Coordinator for contact information (refer to Section 10.4 Authority Proprietary Systems Maintenance Contractors).

#### **8.4.11 Mechanical Systems - Work Sequence, Coordination and Installation**

**8.4.11.1** Concessions Tenant shall develop construction documents so all work is furnished and installed in logical sequence and performed in an expeditious manner for efficient flow of work. Particular attention is to be given to the positioning of large equipment items and tie-ins to existing systems that will require system shutdowns. Requests for system shutdowns shall be submitted in writing using a utility interruption form ('SDIA Contractor Interface with Airport Systems Notification Form' refer to Section 13.2 SDCRAA CDP web site) 72 hours in advance of any planned utility shut-off. Progress of mechanical work shall be coordinated by the Concessions Tenant Contractor with all other trades, the Authority's Base Building Contractor where required and all concurrent construction.

**8.4.11.2** Concessions Tenant must verify all site conditions and dimensions by field measurements, and review of Base Building contract documents for work in progress. Chases, slots, openings, and Authority designated "Right of Way Routes" shall be verified and the mechanical system designed to allow for installation. When mounting heights are not specifically detailed or dimensioned, systems, materials, and equipment are to be installed so as to provide the maximum headroom possible with minimum headroom of 9'-0" typical or 8'-6" at kitchen and back of house areas.

**8.4.11.3** All systems that require periodic servicing or equipment replacement shall be readily accessible from the Concessions Tenant's space. Mechanical equipment installations shall be designed and located to facilitate servicing, maintenance, and repair or replacement of equipment and components. Concessions Tenant is to coordinate the connection of mechanical systems with Base Building systems including exterior underground and utility services.

**8.4.11.4** Mechanical systems, materials, and equipment installation must conform to Authority approved construction documents, and submittal data. Where coordination requirements conflict with individual system requirements, conflicts are to be resolved by the Concessions Tenant in coordination with the Authority. Systems, materials, and equipment are to be designed to be level and plumb, parallel and perpendicular to building coordinates, systems and components.

**8.4.11.5** Equipment shall be designed and installed for ease of disconnection, with minimum interference with other installations. Grease fittings are to be extended to an accessible location. Access panel or doors are required where units are concealed behind finished surfaces. Systems, materials, and equipment are to be installed to provide right-of-way priority to piping systems, which are required to be installed at a specific slope and those that are most costly to install.

**8.4.11.6** Concessions Tenant is required to provide exhaust and make up air as required for the proper operation of the mechanical systems. All roof top equipment installed by the Concessions Tenant shall meet all requirements as outlined herein. Required roof penetrations shall be as described in Section 4.6 Building Penetrations as required to maintain roof system warranty and at Concessions Tenant's expense. Contact the CDP Tenant Improvement Project Coordinator for further specific Base Building Roofing maintenance Contractor representative information (refer to Section 10.4 for listing of specific terminal systems).

**8.4.11.7** Upon the completion of the project, the Concessions Tenant shall test and air balance the space and provide a certified 'Testing and Balance' report to the Authority. The Authority's letter of Substantial Completion will not be issued until the balancing of the system can be completed to the satisfaction of the Authority. The air system balance shall be performed by contractors that are certified by the American Air Balance Council (AABC) or the National Environmental Balancing Bureau (NEBB). Air distribution systems shall be balanced for specific design flow rates and system static pressure.

**8.4.11.8** The Concessions Tenant shall submit to the Authority a signed copy of the City of San Diego Planning and Development Services Certificate of Occupancy required for project closeout (refer to Section 11.29 Project Close-out).

#### **8.4.12 Final Observation, Inspection & Commissioning**

**8.4.12.1** Prior to final observation by the Authority, all work under the contract shall be completed and all systems shall be in proper working order and placed in operation. The HVAC system shall be properly balanced with quantities indicated on the record drawings.

**8.4.12.2** The Concessions Tenant temperature control system shall be integrated into the Base Building Mechanical/HVAC Controls Proprietary System and be in proper working order. All Concessions Tenant refrigeration systems and equipment are to be running and in proper working order. All instruments shall be properly and accurately field calibrated.

**8.4.12.3** During "commissioning" of the Concessions Tenant premise (turnover of the systems that are to be maintained by the Authority) the Concessions Tenant shall require representatives of the Concessions Tenant's Contractor who are thoroughly familiar with the project and operation of the various systems to be present during the final observation to demonstrate proper operation of the equipment and controls in the presence of respective operational personnel from the Authority's Facilities Management Department (refer to Section 13 Additional Authority Resources, 13.1 Facilities Criteria Document).

### **8.5 ELECTRICAL**

**8.5.1** The Electrical Design Criteria provides the technical criteria required ensuring the design and installation of the electrical, fire alarm, and telecommunication systems and equipment within the Concessions Tenant leased space or other leased support spaces conform to Authority Standards whether contained as Sections within this manual or as additional resources listed in Section 13.

**8.5.2** All work shall meet the requirements of the current version of the National Electrical Code and all governing local and state codes, ordinances and regulations. Including but not limited to the following:

**8.5.2.1** Applicable Safety Orders of The State of California

**8.5.2.2** California Building Code

**8.5.2.3** California Electric Code

- 8.5.2.4 California Code of Regulations Title 24
- 8.5.2.5 California OSHA
- 8.5.2.6 National Fire Protection Association (NFPA)

**8.5.3** All electrical design data such as ultimate power and lighting loads shall be indicated on construction documents submitted for Authority review, including calculations and data required for determination of compliance with the California Code of Regulations Title 24.

**8.5.4** All fire alarm (smoke and heat detection) systems and all security (access control, cameras, sensors, etc.) systems shall be coordinated and contracted with the Base Building proprietary systems maintenance contractors relative to each discipline as required for integration into the existing systems.

### **8.5.5 Base Building – Electrical System**

**8.5.5.1** The Authority has provided a Concessions Electrical Distribution (CED) Switch Board to meet the electrical service requirements. The Concessions Tenant shall confirm the amount and extent of electrical capacity provided is adequate. Additional electrical requirements beyond the capacity provided by the Authority shall be provided at the Concessions Tenant's expense. The Authority will provide the Concessions Tenant such information and data as it has available regarding the Base Building electrical systems. Concessions Tenant is required to provide and install an E-Mon D-Mon monitoring device in the Concessions Tenant's space and provide a letter to the Authority certifying the monitoring device is properly installed and functioning properly prior to substantial completion. Contact the CDP Tenant Improvement Coordinator for contact information regarding E-Mon D-Mon's representative's contact information.

**8.5.5.2** Base Building electrical systems in general have been designed to the following maximum demand loads and electrical service voltages:

- 8.5.5.2.1 Restaurant 100 W/sf
- 8.5.5.2.2 Quick Serve 75 W/sf
- 8.5.5.2.3 Retail and Service Tenants 25 W/sf
- 8.5.5.2.4 T2W-TDP Electrical Service 480/277v, 3-phase, 4-wire
- 8.5.5.2.5 T2E, T1, CT, Electrical Service 120/208V, 3-phase, 4-wire

### **8.5.6 Local Conditions**

**8.5.6.1** The Concessions Tenant must field verify the site location and availability of existing electrical systems and the building structure. Prior to the initiation of the design, the Concessions Tenant shall examine site space and utilities to become familiar with existing local conditions affecting work, such as obstructions, level changes, necessary cutting, and possible interferences inhibiting the installation of the electrical systems or the routing of services for the system. In addition, Concessions Tenant must review Base Building contract documents for work in progress which may affect Concessions Tenant's design (for current construction information refer to Section 13 Additional Authority Resources, Subsection 13.3 SDCRAA FDD FTP site link).

### **8.5.7 Concessions Tenant Responsibilities**

**8.5.7.1** The Concessions Tenant shall provide a fully engineered and complete electrical system to meet the requirements of the Concessions Tenant design. It is essential that the electrical engineer be completely familiar with the Authority's electrical distribution system and all requirements pertaining to that system. If the Concessions Tenant's operations require modifications or extensions of any Base Building electrical equipment or system components a 'Base Building Modification Request (BBMR) Form' must be submitted and approved by the Authority and the modifications shall be completed in accordance with requirements as outlined herein and at the Concessions Tenant's expense. Electrical system modifications requiring shutdown of other portions of the building's electrical systems or work within the Authority's electrical rooms shall be coordinated in advance with the Authority's T.I. Construction Inspector and performed under Authority supervision.

**8.5.7.2** The design and construction of the electrical system shall include but may not necessarily be limited to:

- 8.5.7.2.1 Each electrical service main sub-panel within the Concessions Tenant's space shall include the following information which shall be typed on a 1/16" thick plastic engraved

acrylic plate and permanently attached at the top of the sub-panel's front panel:

- 8.5.7.2.1.1** The room identification number of the location of the supply circuit.
- 8.5.7.2.1.2** The panel identification of the supply circuit.
- 8.5.7.2.1.3** The breaker number of the supply circuit.
- 8.5.7.2.1.4** Refer to Subsection 13.1 FCD; spec section 26.05.53 Identification for Electrical Systems for further information.
- 8.5.7.2.2** Other electrical service sub-panels within the Concessions Tenant's space shall include the following information which shall be typed on a 1/16" thick plastic engraved acrylic plate and permanently attached at the top of the sub-panel's front panel:
  - 8.5.7.2.2.1** The panel identification of the main sub-panel supply circuit.
  - 8.5.7.2.2.2** The breaker number of the main sub-panel supply circuit.
- 8.5.7.2.3** All existing conduits, cables, wiring, raceways, support structure/attachments and/or other associated electrical equipment/devices which are to be abandoned as a result of this leasehold build-out shall be removed by the Concessions Tenant at the Concessions Tenant's expense.
- 8.5.7.2.4** All new conduits shall be installed using steel compression-type fittings. The use of set screw and zinc die-cast compression-type fittings is prohibited.
- 8.5.7.2.5** All PVC conduits run under a concrete slab on grade shall transition immediately above the concrete slab to Intermediate Metal Conduit (IMC) or Electrical Metallic Tubing (EMT) excluding beverage raceways.
- 8.5.7.2.6** Each Concessions Tenant will be given a space within a CED Switch Board.
- 8.5.7.2.7** The Concessions Tenant shall furnish and install all electrical work required for and within the Concessions Tenant premise, including an E-Mon-D-Mon Class 5000 electrical monitoring device, all connections at the CED Switch Board, feeder conductors to the Concessions Tenant's electrical panel and associated branch circuit wiring, devices, equipment connections and lighting. For further information regarding E-Mon D-Mon devices refer to Section 8.2 Base Building Conditions, Subsection 8.2.5 Automated Infrastructure Monitoring & Management System (AIMMS).
- 8.5.7.2.8** The distance to the CED Switch Board varies. Concessions Tenant is responsible to confirm location and coordinate all access and connections for permanent power with the Authority T.I. Construction Inspector and Authority Base Building contractor where required.
- 8.5.7.2.9** Electrical system modifications that require a shutdown of other portions of the electrical system shall be done after hours and must be coordinated with and submitted in writing, using a utility interruption form ('SDIA Contractor Interface with Airport Systems Notification Form') 72 hours in advance of any planned utility shut-off, to the T.I. Construction Inspector.
- 8.5.7.2.10** The Concessions Tenant must conduct a demand load analysis and a short circuit study on the electrical system, and furnish and install properly sized breakers certified by the manufacturer. The Concessions Tenant must provide a balanced electrical load in all three phases of the distribution system to within 5%.
- 8.5.7.2.11** The Concessions Tenant shall ensure all wiring for lighting, power, fire alarm, telephone, data, television, and low-voltage systems within walls and ceiling plenum are installed in metal conduit, metal raceways, or cable trays. Exposed wiring is not allowed and a minimum of 3/4" conduit shall be used. MC cable #12 and above is allowable to daisy chain light fixtures. MC shall not be used for Home Runs or Switch legs. Under no

circumstances shall a Concessions Tenant contractor use any type of tie wire to secure, fasten, or support any feeder or branch circuit, feeder, system or communication/data conduit.

- 8.5.7.2.12** Concessions Tenants within the T2W will be required to provide a transformer within their leased space to step down to 120/208 voltage. Transformer is to be pad mounted on the floor within the Concessions Tenant premise with proper seismic anchoring and vibration isolation. The Authority may consider allowing Concessions Tenant to suspended transformers from structure on a case-by-case basis. Transformers to be sized per the Concessions Tenant electrical load and shall have copper windings, aluminum windings are not allowed (refer to 8.4.8.11 for further information).
- 8.5.7.2.13** Concessions Tenant shall be responsible for all labor, materials, equipment and related services necessary to furnish, install and connect temporary lighting and power.
- 8.5.7.2.14** Concessions Tenant shall provide all emergency egress lighting required by the Agency having jurisdiction. Base Building emergency power is not available for Concessions Tenant use. Battery powered emergency egress lighting shall be integral to the lighting fixture. Surface mounted emergency fixtures are not allowed.

## **8.6 FIRE ALARM**

**8.6.1** The Fire Alarm Design Criteria provides the technical standards required ensuring the design and installation of the fire alarm system and equipment within the Concessions Tenant's leased space or other leased support spaces conform to Authority Standards whether contained as Sections within this manual or as additional resources listed in Section 13.

**8.6.2** The design and construction of the fire alarm system shall include but may not necessarily be limited to the following:

- 8.6.2.1** The Concessions Tenant is required to provide a fully engineered fire alarm system including plans and specifications. Fire alarm plans must indicate location and mounting for all pull stations, horns, strobes, smoke detectors, and connections for kitchen equipment, HVAC duct detectors and smoke dampers where required.
  - 8.6.2.1.1** Food & Beverage Concessions Tenant spaces shall have their kitchens and break rooms cross-zoned with heat/smoke detectors.
- 8.6.2.2** The fire alarm system shall be included in the plans submitted to the Authority as part of the required design review process. Deferred submittals for the fire alarm system and equipment is allowed so long as the fire alarm system and associated components are noted and accounted for in the construction documents (working drawings) submitted to the Authority for review and approval prior to construction.
- 8.6.2.3** The Concession Tenant is required to use the Base Building Fire Alarm proprietary systems maintenance contractor for connections to the system and programming at the fire alarm panel. All devices are required to meet Authority Base Building fire alarm system specifications and standards (refer to 10.4 Authority Priority Systems Maintenance Contractors for requirements). Any required connection to the existing fire alarm system shall be fully tested for functionality and certified in compliance by the Authority's Fire Alarm proprietary systems maintenance contractor prior to acceptance of the Concessions Tenant's improvements.
- 8.6.2.4** Final connection of the Concessions Tenant fire alarm system to the Authority's Fire Alarm proprietary system network shall be made by the Base Building Fire Alarm proprietary system maintenance contractor at the Concessions Tenant expense.

## **8.7 TELECOMMUNICATIONS**

**8.7.1** The Data-Telecommunications Design Criteria provides the technical criteria required ensuring the design and installation of the data-telecommunications systems and equipment within the Concessions Tenant leased premise or other leased support spaces conform to Authority Standards whether contained as Sections within this manual or as additional resources listed in Section 13.

**8.7.2** The Authority is in the process of updating and expanding the Base Building telecommunications systems with the intent of providing the Concessions Tenant with greater range and flexibility of services. The new system will provide each Concessions Tenant with access to; telephone, CATV, and internet services from a local telecommunications closet. The data-telecommunications rooms within each terminal will be connected with a fiber optic backbone managed and maintained by the Authority's Shared Tenant Service Provider.

**8.7.3** The Concessions Tenant is required to provide a fully designed data-telecommunications system including plans and specifications. The data-telecommunications plans shall indicate location and mounting for all telephone, data, internet, TV, cable outlets within the space.

**8.7.4** No roof mounted satellite dishes will be allowed. Concessions Tenant shall coordinate service requirements and connections with the Authority early in the design process.

**8.7.5** Voice/Data Cable shall be type CAT 6e.

**8.7.6** All cabling shall be installed in conduit.

**8.7.7** All auxiliary systems shall be labeled to indicate function, termination and ownership at the following locations:

**8.7.7.1** Origination

**8.7.7.2** Termination

**8.7.7.3** Wall/floor/ceiling penetrations

**8.7.8** A 2"  $\phi$  conduit is provided from each Concessions Tenant shell premise to an Authority TR/IDF room located within the same terminal.

**8.7.9** The Concessions Tenant shall be required to coordinate the connection at the terminal TR/IDF room cabinet in the presence of; a Concessions Tenant's representative, the Authority's IT representative, and the third party contractor, i.e. POS between two locations where separation precludes wireless, high-speed internet, telephone, CATV or other service provider under contract with the Concession Tenant.

**8.7.10** The Authority's Shared Tenant Services Provider can provide data-telecommunications services as an option for the Concessions Tenant; however, the Shared Tenant Services Provider will provide the final connection of the Concessions Tenant telecommunications at the TR/IDF equipment room at the Concessions Tenant's cost.

**8.7.11** If the Concessions Tenant elects to contract for data-telecommunications services with other than the Authority's Shared Tenant Services Provider, the Concessions Tenant's data-telecommunications provider shall be responsible to provide cable management to the TR/IDF room per the specifications as required by the Authority's Shared Tenant Services Provider. This entry should be in the next generation of the Concessions Tenant Leasehold Agreements and deleted herewith.

**8.7.12** The Concessions Tenant's Electrical Contractor shall provide 1"  $\phi$  minimum conduit for any other connectivity required within the Concessions Tenant's premise.

**8.7.13** The Concessions Tenant's Contractor shall adhere to the requirements of the Authority's 'Information Technology (IT) Infrastructure Standards Construction Manual' (refer to Section 13 Additional Authority Resources, Subsection 13.8 for the link).

## **8.8 PUBLIC ADDRESS SYSTEM**

**8.8.1** Based on the size and space configuration of a food and beverage lease space (restaurant Concessions Tenant with internal seating service), it may necessitate inclusion of the Authority's Public Address (PA) system within the lease space in order for patrons to hear announcements over the PA system regarding flight information, standard security advisories, emergency notifications or other passenger paging information. Location, quantity, type of speakers and integration/connection to the existing PA system shall be coordinated with the Base Building Public Address System proprietary system maintenance contractor. All such installations shall also conform to Section 2.11 Sound Transmission Design Criteria. Contact the CDP Tenant Improvement Project Coordinator for further information/assistance regarding coordination with the Base Building Public Address proprietary system maintenance contractor (refer to Section 10.4 Authority Proprietary Systems Maintenance Contractors for further information).

## 09 DESIGN REVIEW & SUBMITTAL PROCESS

### 9.1 OBJECTIVES

**9.1.1** The Authority requires all Concession Development Program Tenant Improvement (CDPTI) projects to be submitted for design review prior to the start of construction.

**9.1.2** The Authority has established a standardized, up to a six-phase, design review submittal process to ensure Concessions Tenant designs comply with all Authority standards. These phases are briefly outlined below and further referenced in the associated 'Concessions Tenant Improvement Lease Hold Premise Project Application and Review Process For Approval Flow Chart' and accompanying narrative (see section 13 Additional Authority Resources, Subsection 13.3 SDCRAA CDP FTP website)

### 9.2 CONCEPTUAL DESIGN ORIENTATION REVIEW/MEETING

**9.2.1** The Conceptual Design meeting is an opportunity for the Concessions Tenant and its representatives to meet with the Authority to discuss the proposed project and to clarify any remaining design review process and submittal requirements.

**9.2.2** The intent is to further support the design review process and to address any design or noncompliance issues prior to proceeding with the construction documents (working drawings).

**9.2.3** Following the Conceptual Design Orientation Review/Meeting the Authority will provide the Concessions Tenant with written constructive critique comments as to the merits and negative issues regarding the proposed floor plan layout, overall use of finish materials, intended signage and unique dynamics desired for the leasehold space submitted by the Concessions Tenant.

**9.2.4** As a requirement for completing the Conceptual Design Orientation Review/Meeting Phase the Authority's Project Coordinator will schedule a meeting with the Authority's Architectural Review Team (ART) to finalize acceptance of the Concept. The Concessions Tenant is required to provide an oral/graphic overview presentation of the Concept Design submittal including all elements contained in 9.2.3. The ART will participate in the conceptual design presentation noting compliance with the Authority's design standards as outlined within this manual and provide discussion points. Upon review and acceptance by the Authority of the Concept Design documents and submittal of a preliminary cost estimate, temporary operations plan, and an updated project schedule submitted by the Concessions Tenant, this phase of review will be complete.

### 9.3 SCHEMATIC DESIGN REVIEW – 35%

**9.3.1** After the conceptual design meeting and presentation/review by the ART, the Concessions Tenant analyzes the project based upon the requirements of the CDM and any project-specific issues or requirements identified in writing by the Authority as a result of the ART review.

**9.3.1.1** Minor Concessions Tenant Projects as determined by the Authority at its sole discretion, may determine that the minor project need not be submitted for schematic design review – 35% and skip directly to the design development review – 60%. The Authority will provide the Concession Tenant with a waiver in writing if such is the case.

**9.3.2** From these parameters the Concessions Tenant prepares a schematic design review submittal consisting of drawings, renderings, material boards and other documentation as required to accurately illustrate the scale and relationships of project components, including such considerations of materials, furnishings, space planning, fixtures and displays, signage and graphics, equipment and systems. Preliminary studies for lighting and signage must also be included.

**9.3.3** The Concessions Tenant shall incorporate all previous written review comments from the Authority in the schematic design prior to submittal or provide documentation addressing reason for non-inclusion.

**9.3.4** The Authority at its sole discretion may require the Concessions Tenant to resubmit for presentation/review to the ART regarding design changes that have a significant impact on the overall design and that a DVR would not be able to provide enough clarity in place of the ART review.

**9.3.5** Upon acceptance by the Authority of the schematic design documents and receipt of a preliminary construction cost estimate, projected operations plan, and an updated project schedule through completion of construction/closeout prepared by the Concessions Tenant, this phase of service is complete.

## **9.4 DESIGN DEVELOPMENT REVIEW – 60%**

**9.4.1** The Design Development Review phase includes the preparation of more detailed construction drawings and other product and systems data relating to the premises appearance, millwork, entrances, security grilles, furnishings, mechanical system extensions, electrical systems, plumbing fixtures and distribution, food service preparation equipment outline specifications, telecommunications systems, intercom systems, fire alarm system extensions, fire protection system extensions, construction materials and finishes, and other essential project components.

**9.4.2** The Concessions Tenant shall update the project cost estimate, temporary operations plan and the project milestone schedule and further refine the project delivery planning by considering accommodation for long lead procurement and out-sourced fabricated items.

**9.4.3** Additionally the Concessions Tenant shall submit an updated finish material board and renderings if changed from schematic design delineating those materials which are being submitted for review as alternates to the previously approved materials. The design development review process may be mandatory for complex Concessions Tenant improvements as determined by the Concessions Development Program Manager.

## **9.5 CONSTRUCTION CONTRACT DOCUMENT REVIEW – 100%**

**9.5.1** The Contract Document Review includes the preparation of construction/working drawings, contract documents and technical specifications describing in detail the construction contract scope of work to be performed. These contract documents shall include all Authority design, safety, security and construction requirements.

**9.5.1.1** Refer to Section 13 Additional Authority Resources, Subsection 13.2 SDCRAA CDP website ([san.org](http://san.org)) for the 'Section 09 Design Review & Submittal Process; Concession Design manual – 100% - City Plan Check – Final and Permit Plan Submittal Process and Requirements' Table' delineating the minimum requirements associated with a project submittal to the City of San Diego Planning and Development Services Department for plan check review processing.

**9.5.2** The Concessions Tenant shall coordinate these requirements with the Concessions Development Program Concessions Tenant Improvement Project Coordinator (CDPTIPC) prior to the submission of the contract documents for Authority review. The Concessions Tenant additionally shall submit a revised and updated construction schedule, temporary operations plan and a site logistics and project coordination plan.

**9.5.3** The contract documents, including but not limited to, construction drawings, reports, calculations, and specifications required for the proposed construction, must strictly adhere to and include requirements contained within the CDM and all previous design review comments from the Authority.

**9.5.4** The 100% submission is in essence the Concessions Tenant's submittal in preparation for the Final submittal. This includes closure of all previous comments from all preceding phases. Should any additional comments be left open or new findings discovered in the 100% plans requiring attention, these will be submitted back to the Concessions Tenant for final disposition. Any submittal that is determined not to be 100% complete will be returned to the Concessions Tenant without review.

**9.5.5** The 100% Construction Contract Documents submittal shall contain the complete package ready for approval by the Authority for submission by the Concessions Tenant to the City of San Diego Planning and Development Services for Plan Check review.

**9.5.6** The 100% Construction Contract Documents must be red ink stamped; 'Approved for Submittal to City of San Diego Planning and Development Services only for Plan Check Review' by the Authority and signed by the Concessions Development Program Manager.

## **9.6 CONSTRUCTION DOCUMENT FINAL SUBMITTAL–CLEARED FOR PERMITTING**

**9.6.1** The final construction document submittal contains the complete package ready for approval by the Authority for submission to the City for issuance of a building permit.

**9.6.1.1** Refer to Section 13 Additional Authority Resources, SDCRAA CDP website ([san.org](http://san.org)) for the 'Section 09 Design Review & Submittal Process; Concession Design manual – 100% - City Plan Check – Final and Permit Plan Submittal Process and Requirements' Table' delineating the minimum requirements associated with a project submittal to the City of San Diego Planning and Development Services Department for obtaining a building permit.

**9.6.2** The Concessions Tenant shall submit plans that are final in every respect. Any submittal that is determined not to be 100% complete will be returned to the Concessions Tenant without review. Contract Documents must be red ink stamped; 'Approved for Submittal to City of San Diego Planning and Development Services for Issuance of a Building Permit' by the Authority and signed by the Concessions Development Program Manager prior to submitting for permits, bidding or letting a direct construction or procurement contract.

**9.6.3** After City plan check review has been concluded and the Concessions Tenant has incorporated and satisfied all City comments, the Concessions Tenant shall submit the City stamped plans containing all of the applicable Agencies approvals along with the copies of the regulatory Agency comment sheets to the Authority for issuance of City permit. The Authority will re-stamp these plans allowing the Concessions Tenant to proceed in acquiring its permit.

## **9.7 CONFORMED SET SUBMITTAL**

**9.7.1** The Concessions Tenant shall submit to the Authority an electronic copy (CAD file) of the permitted set of plans, three (3) full size bond-printed sets of signed and sealed plans, one (1) full size bond-printed copy of the perforated permitted set of plans and five (5) half size bond-printed sets.

## **9.8 SUBMITTAL REQUIREMENTS**

**9.8.1** All Concessions Tenant Improvement Project submittals must be submitted to: Concessions Development Program Manager, San Diego County Regional Authority 2320 Stillwater Rd. San Diego, CA 92101

**9.8.2** Unless otherwise waived or modified by the Authority, the Concessions Tenant must submit all drawings, specifications, renderings, material boards and other documents as required, within the time frame specified in the lease agreement, and in quantities as outlined below:

### **9.8.2.1 Schematic Design – 35%**

- 9.8.2.1.1** Completed T.I. Application Form
- 9.8.2.1.2** (8) Sets – Colored Presentation Drawings (11x17)
- 9.8.2.1.3** (8) Sets – Half Size Schematic Design Drawings
- 9.8.2.1.4** (2) Sets – Full Size Schematic Design Drawings
- 9.8.2.1.5** Finish material boards with no more than 2 samples per board, with 4”x 4” minimum sample size including ‘key’ to sample manufacturer (with all pertinent details describing the product) (11x17)
- 9.8.2.1.6** Signage and Graphics boards (11x17)
- 9.8.2.1.7** Transition/Temporary Operations Plan
- 9.8.2.1.8** Furniture, Fixture and Equipment Plan with cut sheets keyed to plans
- 9.8.2.1.9** Preliminary cost estimate
- 9.8.2.1.10** Milestone schedule
- 9.8.2.1.11** CD with PDFs of Complete Package

### **9.8.2.2 Design Development – 60%**

- 9.8.2.2.1** (8) Sets – Updated Colored Presentation Drawings (11x17)
- 9.8.2.2.2** (8) Sets – half Size Design Development Drawings
- 9.8.2.2.3** (2) Sets – full size Design Development Drawings
- 9.8.2.2.4** Updated as required finish material boards with no more than 2 samples per board, with 4” x 4” minimum sample size including ‘key’ to sample manufacturer (with all

pertinent details describing the product) (11x17)

- 9.8.2.2.5 Updated as required Signage and Graphics Boards (11x17)
- 9.8.2.2.6 Transition/Temporary Operations Plan
- 9.8.2.2.7 Site Logistics and Project Coordination Plan
- 9.8.2.2.8 Furniture, Fixture and Equipment Plan with cut sheets keyed to plans
- 9.8.2.2.9 Updated cost estimate
- 9.8.2.2.10 Updated milestone schedule
- 9.8.2.2.11 CD with PDFs of Complete Package

### **9.8.2.3 Construction Documents – 100%**

- 9.8.2.3.1 (8) Sets – Updated as required Colored Presentation Drawings (11x17)
- 9.8.2.3.2 (5) Sets – Half size Construction Documents
- 9.8.2.3.3 (1) Sets – Full size Construction Documents
- 9.8.2.3.4 Updated as required finish material boards with no more than 2 samples per board, with 4" x 4" minimum sample size including 'key' to sample manufacturer (with all pertinent details describing the product) (11x17)
- 9.8.2.3.5 Updated as required Signage and Graphics boards (11x17)
- 9.8.2.3.6 Transition/Temporary Operations Plan
- 9.8.2.3.7 Site Logistics and Project Coordination Plan
- 9.8.2.3.8 Furniture, fixture and equipment cut sheets keyed to plans
- 9.8.2.3.9 Updated Cost Estimate
- 9.8.2.3.10 Updated Milestone Schedule
- 9.8.2.3.11 (1) Electronic (disk) record of all documents in PDF format

### **9.8.2.4 Construction Documents Final**

- 9.8.2.4.1 (1) Electronic (disk) record of all documents in PDF format

### **9.8.2.5 Pre-Conforming Set Ready for Permit**

- 9.8.2.5.1 Documents as required by the City to be stamped by the Authority as approved for submission to the City to acquire permits

### **9.8.2.6 Perforated Conforming Set**

- 9.8.2.6.1 (1) bond-printed copy of the perforated set
- 9.8.2.6.2 (3) Sets – Full size plans signed and sealed of the permitted set
- 9.8.2.6.3 (5) Sets – Half size copies of the permitted set

## **9.9 A/E CONSTRUCTION DOCUMENTS & SPECIFICATIONS**

9.9.1 Concessions Tenant submissions shall include the following:

- 9.9.1.1 Construction Drawings in a 24"x 36" full size format at the designated scales. Submission shall consist of two (2) full size and eight (8) half size sets.
- 9.9.1.2 A product data binder, which shall be an 8 ½"x 11" spiral-bound with protective transparent cover.
  - 9.9.1.2.1 Submission shall consist of two (2) sets and include the Material Safety Data Sheets (MSDS).
- 9.9.1.3 Finish Material sample submissions shall consist of material samples sized appropriately to represent the full scale of the pattern and in a quantity sufficient to represent the full color spectrum and variation of the material to be used.
  - 9.9.1.3.1 Concessions Tenant shall submit two (2) sets of material samples in finished state.

**9.9.2** Minimum requirements for the Construction Drawing set shall include:

- 9.9.2.1 **Key/Location Plan** (minimum 1/32" = 1'-0") indicating location of leased premises within each terminal.
  - 9.9.2.1.1 Plans shall include dimensional reference(s) to existing structural grid-line indicators.
- 9.9.2.2 **Construction Access and Site Logistics Plan** (minimum 1/32" = 1'-0").
  - 9.9.2.2.1 Reference to Section 10.9 regarding requirements for Site Logistics Plan.
- 9.9.2.3 **Architectural Floor Plans** (minimum 1/4" = 1'-0"), sections and details, which shall show:
  - 9.9.2.3.1 Location and details for all architectural elements including partitions, blocking support, doors, windows, entry configuration and security closure.
  - 9.9.2.3.2 Keys and cross reference notation to all architectural elevations, sections and details to plans.
  - 9.9.2.3.3 Door/Window schedule to indicate style type, manufacturer, specification, dimensions, frame style, finish, and hardware specification.
- 9.9.2.4 **Reflected Ceiling Plan** (minimum 1/4" = 1'-0"), sections and details, which shall include:
  - 9.9.2.4.1 Ceiling types, finish materials and heights.
  - 9.9.2.4.2 Call outs of all ceiling elements, such as, light fixtures, sprinkler heads, HVAC supply/return grilles, access panels, exit signs, and ceiling mounted fire/life safety system devices.
  - 9.9.2.4.3 Details of all transitions in ceiling heights and materials.
- 9.9.2.5 **Light fixture Schedule**, which shall:
  - 9.9.2.5.1 Provide keys and cross references of fixture to Reflected Ceiling Plan.
  - 9.9.2.5.2 Indicate light fixture type and specification to include manufacturer's name, catalog number, lamp type/wattage/color temperature, mounting (recessed, surface, pendant), etc.
  - 9.9.2.5.3 Include a Product Data Binder with manufacturer product data sheets for all light fixtures keyed and cross referenced to schedule and Reflected Ceiling Plan or Lighting Plan.
- 9.9.2.6 **Entry Elevation** (minimum 1/2" = 1'-0") **Sections and Details**, which shall:
  - 9.9.2.6.1 Include all finish material, fixture and signage locations.
  - 9.9.2.6.2 Indicate material patterns, transitions, edge, and corner conditions.

**9.9.2.7 Interior Elevations and Sections** (minimum 1/4" = 1'-0"), which shall:

- 9.9.2.7.1 Include all wall mounted control device, finish material, fixture, and signage locations.
- 9.9.2.7.2 Provide device location and dimensions in relation to Base Building elements and interior fixtures for all areas visible to the public.
- 9.9.2.7.3 Indicate material patterns, transitions, edge, and corner conditions.

**9.9.2.8 Material Finish Plan** (minimum 1/4" = 1'-0") **Sections and Details**, which shall:

- 9.9.2.8.1 Include locations for all finish materials.
- 9.9.2.8.2 Indicate pattern layouts and details for all material applications, transitions and edge conditions.

**9.9.2.9 Material Finish Schedule**, which shall:

- 9.9.2.9.1 Key and cross reference all finishes to Material Finish Plan, Reflected Ceiling Plan, Entry and Interior elevations.
- 9.9.2.9.2 Indicate product specification to include manufacturer, style, pattern, and color. Include a Product Data Binder, which shall contain:
  - 9.9.2.9.2.1 Manufacturer product data
  - 9.9.2.9.2.2 Material and Safety Data Sheets (MSDS)
  - 9.9.2.9.2.3 Finish specifications with relevant testing data and installation instructions.
- 9.9.2.9.3 Include in finish material submissions for all specified materials.

**9.9.2.10 Signage and Graphics Plan** (minimum 1/2" = 1'-0"), **Elevations, Sections and Details**, which shall:

- 9.9.2.10.1 Indicate locations for all signage and graphics. Include mounting and connection details.
- 9.9.2.10.2 Indicate letter type, style, size, all colors and materials, methods of illumination, and voltage requirements.
- 9.9.2.10.3 Include, as applicable, actual proposed graphic images and material of proposed media.

**9.9.2.11 Millwork, Fixture and Furnishing Plan** (minimum 1/4" = 1'-0"), **Sections and Details**, which shall:

- 9.9.2.11.1 Include locations for all fixed and moveable millwork, Point of Sale and display fixtures and furnishings.
- 9.9.2.11.2 Provide details to illustrate mounting and integration of equipment into casework.

**9.9.2.12 Millwork, Fixture and Furnishing Schedule**, which shall:

- 9.9.2.12.1 Key and cross reference all components to Millwork, Fixture and Furnishing plan.
- 9.9.2.12.2 Indicate specification, or detail reference for custom fixtures, manufacturer, material, finish, and color selection.
- 9.9.2.12.3 Provide three dimensional color renderings of custom fabrications, and finish material specifications.
- 9.9.2.12.4 The Product Data Binder, which shall contain:

- 9.9.2.12.4.1 Manufacturer product data

**9.9.2.12.4.2** Material and Safety Data Sheets (MSDS)

**9.9.2.12.4.3** Finish specifications with relevant testing data

**9.9.2.12.4.4** Installation instructions

**9.9.2.12.5** Include in Finish material Submissions shall include all specified materials.

**9.9.2.13 Mechanical Plan** (minimum 1/4" = 1'-0") **and Details**, which shall:

**9.9.2.13.1** Include HVAC, plumbing, gas, and fire sprinkler plans.

**9.9.2.13.2** Indicate in drawings placement of:

**9.9.2.13.2.1** All MEP equipment

**9.9.2.13.2.2** Connected electrical loads

**9.9.2.13.2.3** Weights of heavy equipment

**9.9.2.13.2.4** Controls

**9.9.2.13.2.5** Connections to Building Management System, etc.

**9.9.2.13.3** Include a detailed riser diagrams and schedules.

**9.9.2.13.4** Provide load analysis and energy calculations.

**9.9.2.13.5** Key and cross reference equipment in plans and schedules to Product Data Binder, which shall contain:

**9.9.2.13.5.1** Manufacturer product data sheets.

**9.9.2.13.5.2** Photographs (including methods of shielding) for all equipment exposed to public view.

**9.9.2.13.6** Detail and annotate all equipment mounting including penetration details.

**9.9.2.14 Electrical Plan** (minimum 1/4" = 1'-0") **and Calculations**, which shall:

**9.9.2.14.1** Include locations power, lighting, telephone, fire alarm, and controls.

**9.9.2.14.2** Indicate placement and mounting heights for all:

**9.9.2.14.2.1** Receptacles and switches

**9.9.2.14.2.2** Circuiting and connections to all equipment

**9.9.2.14.2.3** Lighting fixtures keyed to architectural reflected ceiling plan

**9.9.2.14.2.4** All fire alarm devices

**9.9.2.14.2.5** Fire alarm connections to systems and equipment

**9.9.2.14.3** Annotate loads, short circuit analysis and energy calculations in schedule.

**9.9.2.14.4** Key and cross reference equipment in plans and schedule to Product Data Binder.

**9.9.2.14.5** Include in Product Data Binder:

**9.9.2.14.5.1** Manufacturer product data sheets

**9.9.2.14.5.2** Photographs (including methods of shielding) for all equipment exposed to public view.

**9.9.2.15 Electrical single line diagram indicating the point of service to all panel locations.**

**9.9.2.16 Structural Plan** (minimum 1/4" = 1'-0"), **Details and Calculations**, which shall:

**9.9.2.16.1** Indicate structural support details and calculations for:

**9.9.2.16.1.1** The mounting of all heavy equipment.

**9.9.2.16.1.2** Any load bearing elements in the design.

**9.9.2.16.1.3** Any point loads placed on the building structure.

**9.9.2.16.2** Provide dimensioned layouts and details for all roof penetrations required for any Concessions Tenant roof mounted equipment.

**9.9.2.17 Temporary Construction Barrier Partition Plan** (minimum 1/4" = 1'-0"), **Elevation, Sections, and Details:**

**9.9.2.17.1** Provide design including:

**9.9.2.17.1.1** Graphics if applicable.

**9.9.2.17.1.2** Material finishes.

**9.9.2.17.1.3** Mounting details of the temporary barricades.

**9.9.2.17.1.4** Include dust and sound control measures.

**9.9.2.18** For any other special facilities, systems or installations in respect to the Concessions Tenant's work or that may affect the Base Building conditions or systems, or SDIA facilities, provide full and comprehensive details in the Contract Documents.

**9.9.2.19** Concessions Tenant Improvement Project design shall show Electrical plans match architectural floor and reflected ceiling plans.

**9.9.3 'Document Issue Control';** Guideline for implementing and tracking revisions to Concessions Tenant improvement project construction documents.

**9.9.3.1** 100% working drawing set submittal to SDCRAA Concession Development Program Manager/ Concessions Tenant Improvement Project Coordinator.

**9.9.3.1.1** Revisions as required by the Concession Development Program Concessions Tenant Improvement Project review process during all previous submittals must be addressed on the 'Record Drawing' set prior to issuance to the Authority for review as follows:

**9.9.3.1.1.1** On the field of the drawing where a revision has been made, whether it is; an additional note or graphic (the term "graphic" refers to a change in the CAD file (drawing) presentation), a revised note or graphic and/or a deleted note or graphic, the element(s) affected shall be clouded in its entirety including the note and graphic as applicable.

**9.9.3.1.1.2** The clouded note and/or graphic shall include a 'delta' (triangle) symbol with a number (numbering shall be sequential) inscribed, adjacent to the cloud indicating its relationship to the change being implemented.

**9.9.3.1.1.3** In the Revisions Block on the working drawing sheet an entry with the same delta (triangle) symbol and number shall note the cause of the revision, i.e., Authority, Owner or other entity along with a brief description.

**9.9.3.1.1.4** In the lower right hand corner of the working drawing sheet in the REV block (if applicable) the latest revision number shall be inserted.

**9.9.3.1.1.5** If the change affects more than one sheet, the delta number of the change shall be the same on all sheets.

**9.9.3.1.2** The above implementation and tracking of all required changes to the 'Record Drawing' set, if complete, will then be submitted to the Authority as part of the 'Project Close-out' process, refer to Section 11.29.

**9.9.3.2** FINAL working drawing set submittal to SDCRAA Concessions Development Program Concessions Tenant Improvement Project Coordinator.

**9.9.3.2.1** Revisions as required by the Concessions Development Program Concessions Tenant Improvement Project review process during all previous submittals must be addressed on the FINAL construction documents (working drawings) including the City's Plan Check Review comments prior to issuance to the Authority for review as follows:

**9.9.3.2.1.1** On the field of the drawing where a revision has been made, whether it is; an additional note or graphic (the term "graphic" refers to a change in the CAD file (drawing) presentation), a revised note or graphic and/or a deleted note or graphic, the element(s) affected shall be clouded in its entirety including the note and graphic as applicable.

**9.9.3.2.1.2** The clouded note and/or graphic shall include a 'delta' (triangle) symbol with a number (numbering shall be sequential) inscribed adjacent to the cloud indicating its relationship to the change being implemented.

**9.9.3.2.1.3** In the Revisions Block on the working drawing sheet an entry with the same delta (triangle) symbol and number shall describe the cause of the revision, i.e., Regulatory Agency, Authority, Owner or other entity along with a brief description.

**9.9.3.2.1.4** In the lower right hand corner of the working drawing sheet in the REV block (if applicable) the latest revision letter shall be inserted.

**9.9.3.2.1.5** If the change affects more than one sheet, the delta number of the change shall be the same on all sheets.

**9.9.3.2.2** The above implementation and tracking of all required changes to the FINAL set of working drawings, if complete, will then be stamped with the Authority's approval for the Concessions Tenant's Design team to submit for issuance of a City Building Permit.

**9.9.3.3** Upon issuance of a City Building Permit (perforated bond prints) the Concessions Tenant's Contractor shall provide the Authority with copy of the "permitted" set of working drawings which will be considered the 'CONFORMED' set. This Conformed set has satisfied all regulatory Agencies review requirements and Authority approvals.

**9.9.3.3.1** The Conformed set of working drawings, containing the prior required/approved revisions indicated by clouds, shall further be updated by the Concessions Tenant's Design Team during construction to include all Contractor Field Changes as they occur:

**9.9.3.3.1.1** These Field Changes (Bulletins, Change Orders or other such modification instruments) shall be implemented/tracked on the field of the drawing where a revision has been made, whether it is; an additional note or graphic (the term "graphic" refers to a change in the CAD file (drawing) presentation), a revised note or graphic and/or a deleted note or graphic, the element(s) affected shall be clouded in its entirety including the note and graphic as applicable. Documented revisions to the construction costs shall be submitted to the Authority for review.

- 9.9.3.3.1.2** The clouded note and/or graphic shall include a 'delta' (triangle) symbol with a number (numbering shall be sequential) inscribed adjacent to the cloud indicating its relationship to the change being implemented.
- 9.9.3.3.1.3** In the Revisions Block on the working drawing sheet an entry with the same delta (triangle) symbol and number shall describe the cause of the revision, i.e., Regulatory Agency, Authority, Owner or other entity along with a brief description.
- 9.9.3.3.1.4** In the lower right hand corner of the working drawing sheet in the REV block (if applicable) the latest revision letter shall be inserted.
- 9.9.3.3.1.5** If the change affects more than one sheet, the delta number of the change shall be the same on all sheets.

**9.9.3.4** 'Record Drawings' (as-built) shall be provided by the Concessions Tenant's Design Team upon completion of the construction for Authority review and approval prior to release of Concessions Tenant's construction deposit withheld regarding the record drawings.

**9.9.3.4.1** Upon completion of construction, the Concessions Tenant's Contractor shall forward to the Concessions Tenant the T.I. Construction Inspector's "signed-off" Field Record Drawing set of bond prints containing all of the field changes documented by the Concessions Tenant's Contractor throughout the construction period. This documentation shall be provided to the Concessions Tenant's Design Team for updating of the original CAD working drawings files to reflect all of the additions, corrections, and/or deletions which occurred during construction. The Concessions Tenant's Design Team shall transfer the changes from the Field Record Drawing set by electronically updating the project CAD files. The following guidelines shall apply:

- 9.9.3.4.1.1** Transfer all "Field Change" revisions to the original drawings with revision symbols (deltas). All drawings shall be tied into the correct CAD coordinate system that has been established for each Authority building allowing the project to be integrated into the Authority's current GIS. This includes sections of a building which should not only be tied to the building grid but also tied to the airport-wide campus coordinate system.
- 9.9.3.4.1.2** Remove clouds, if any, from previous revisions to the original drawings, but not the revision delta (triangle) symbols. Work deleted by Change Order shall be enclosed in boxes marked: "N.I.C."
- 9.9.3.4.1.3** In the revision block use "Record Drawing" if there are no revisions and "Delta Record Drawing Revisions" for any revisions.
- 9.9.3.4.1.4** 'Concession Concessions Tenant' and 'Architect of Record' shall sign and date the record drawing block on all sheets of the full size bond set of working drawings and submit the complete "Record Drawing" set, the marked-up contractor set of "Field Record Drawings" along with electronic CAD files (copy of the completed record drawings) to the Concessions Development Program Concessions Tenant Improvement Coordinator. The coordinator shall forward the Record Drawings CAD file to the Facilities Development Department; attention: Technical Services Manager for technical review and input into the Authority's GIS database.
- 9.9.3.4.1.5** Upon approval of the "Record Drawings" by the Authority, the Concessions Tenant's construction deposit withheld regarding the record drawings will be released.

**9.9.3.5** The Concessions Tenant shall submit all Field Change documentation after the project has been awarded to a Contractor for construction, which affects construction costs, to the Authority.

## **9.10 DOCUMENTS AND SAMPLES AT WORK SITES**

**9.10.1** The Concessions Tenant shall maintain at the work site in good order to record all changes made during construction on a current basis, the following record documentation:

- 9.10.1.1** One 'Record Drawing' stamped bond copy set of the contract documents (working drawings).
- 9.10.1.2** 'Change Order' log with record drawing changes and directives.
- 9.10.1.3** Copies of shop drawings.
- 9.10.1.4** Copies of product data and samples.
- 9.10.1.5** Perforated set of City issued 'Permit' set of drawings including Authority approval stamp with signature.
- 9.10.1.6** Copies of all required outside Agency approved permits (local, state, federal).
- 9.10.1.7** All submitted 'Request For Information' (RFI), and approved; 'Base Building Modification Request (BBMR) Forms', 'Design Variances Requests (DVR) Forms', 'Change Orders' and 'Substitutions'

## **9.11 SHOPS, DRAWINGS, PRODUCT DATA & SAMPLES**

**9.11.1** The Concessions Tenant shall provide a submittal register (list of all submittals) for Authority review prior to pre-construction meeting and the commencing of work.

**9.11.2** The Concessions Tenant shall ensure that its contractor prepares reviews, certifies and submits to the Authority with reasonable promptness, in such sequence so as to cause no delay in the project, any requested shop drawings, product data and samples.

**9.11.3** The Concessions Tenant shall not be relieved of responsibility for any material deviation from the requirements of the approved contract documents by the Authority's review of shop drawings, product data, or samples unless the Concessions Tenant has informed the Authority in writing of such deviation at the time of submission and the Authority has given written acceptance to the specific deviation.

## **9.12 SUBSTITUTION OF OR ALTERNATE FOR SPECIFIED MATERIALS, EQUIPMENT AND/OR FURNISHINGS**

**9.12.1** The Concessions Tenant's Contractor shall submit a Design Variance Request (DVR) for review and approval from the Authority when requesting a deviation from a Concessions Tenant's specified material, equipment or furnishings as follows:

**9.12.1.1** The Concessions Tenant Contractor may request a "substitution" for specified material, equipment or furnishings with equal or greater value only under the following circumstances:

- 9.12.1.1.1** The Concessions Tenant Contractor provides credible evidence to the Authority that establishes specified material, equipment or furnishings is no longer manufactured and/or there are no other sources available.

**9.12.1.2** The Concessions Tenant Contractor may request an "alternate" to specified material, equipment or furnishings with equal or greater value only under the following circumstances:

- 9.12.1.2.1** The Concessions Tenant Contractor provides credible evidence, which, in the Concessions Tenant Contractor's opinion, establishes the specified item will have an unreasonable delivery time due to no fault of the Concessions Tenant.
- 9.12.1.2.2** The Special Conditions of the Contract Documents allow the use of equal or equivalent products. It is the Concessions Tenant Contractor's responsibility to provide credible evidence that the product is equal (equivalent) or better than the product being replaced.



# 10 PRE-CONSTRUCTION REQUIREMENTS

## 10.1 OBJECTIVES

**10.1.1** This section outlines the Pre-Construction requirements for all Concessions Tenant construction projects at SDIA. These standards shall serve to ensure all work proceeds with a maximum focus on public safety and results in a minimum disruption to SDIA operations and other concurrent construction. It is the responsibility of the Concessions Tenant to obtain current copies of all Federal, State, Local, and Authority Operational, Safety and Security requirements and regulations. The CDM is supplemental to all other requirements and regulations, however, in no case shall any section or part be considered waived or modified unless specifically authorized in writing by the CDP Manager.

**10.1.2** Because of the high hazard conditions inherent to Concessions Tenant construction at an operating airport and because Concessions Tenant construction will occur within the boundaries of Authority construction projects, strict compliance with the procedures and regulations as outlined within the CDM, along with the Authority's Operations, Safety, and Security requirements and all FAA advisories and regulations governing operational safety on airports during construction, shall be strictly enforced. Refer to Section 13 Additional Authority Resources.

## 10.2 CONCESSIONS TENANT/CONTRACTOR AGREEMENT MADE IN CALIFORNIA

**10.2.1** The Concessions Tenant/Contractor Agreement between the Concessions Tenant and the Concessions Tenant's licensed contractor shall be deemed to have been made in the State of California, and shall be governed, interpreted, and construed in accordance with the laws of the State of California. The Concessions Tenant and its contractor shall at all times comply with the provisions of the ordinances, and applicable rules and regulations of the City and County of San Diego; laws, rules and regulations of the State of California, and applicable Federal laws and Federal rules and regulations which in any manner limit, control, or apply to the actions or operations of the Concessions Tenant, Concessions Tenant's contractor, subcontractors, subordinate subcontractors of any tier or their employees, agents or servants engaged upon the work or affecting the materials supplied to them or by them.

**10.2.2** The Concessions Tenant shall ensure all Concessions Tenant/Contractor Agreements have been modified to directly bind the Concessions Tenant's contractor to all provisions, policies, procedures, and requirements as outlined herein, and within the Concessions Tenant's lease with the Authority. The Concessions Tenant shall submit the Concessions Tenant/Contractor Agreement to the CDP Manager for review prior to the execution of any contractor agreement. The CDP Manager will provide written comment to the Concessions Tenant/Contractor Agreement language within seven (7) business days.

## 10.3 CONTRACTOR ACCEPTANCE

**10.3.1** The Concessions Tenant shall only award construction contracts to qualified general contractors and sub contractors licensed in the state of California that have been accepted in writing by the CDP Manager for work at SDIA. The Concessions Tenant's contractor must have proven experience with retail and restaurant construction and the ability to execute the contract documents in a timely and professional manner in accordance with the CDM and all Authority rules and regulations. The CDP Manager can provide the Concessions Tenant with a list of contractors that are known to have experience working at SDIA or other airports. The Authority does not endorse the qualifications of the contractors listed. The CDP Manager reserves the right to withhold acceptance of any contractor or contractor's personnel proposed by the Concessions Tenant to undertake work at SDIA. Reasons may include, but are not limited to:

- 10.3.1.1** Previous failure to safely, timely or otherwise satisfactorily complete construction work at SDIA or other airports.
- 10.3.1.2** Default on a contract within the last three (3) years.
- 10.3.1.3** Default on a contract, which required that a surety complete the contract under payment .
- 10.3.1.4** Significant or repeated violations of Federal Safety Regulations (OSHA).
- 10.3.1.5** Failure to have the required state of California licenses to perform the work described in the contract.
- 10.3.1.6** Failure to demonstrate adequate retail, restaurant construction experience, resources, or personnel to successfully complete the work.

**10.3.2** Tenant must submit the qualifications of the general contractor including relevant projects completed, resumes of all key personnel including project manager and site superintendents, current references, and a complete list of all current projects.

## **10.4 AUTHORITY PROPRIETARY SYSTEMS MAINTENANCE CONTRACTORS**

**10.4.1** Concessions Tenant is required to use the Authority's Base Building specialized airport proprietary system(s) maintenance contractors in coordinating and integrating with the applicable system to the extent required; maintaining compatibility, continuity and functionality to integrate with existing Base Building systems, components, networks and manufacturer's requirements for any connections improvements or modifications to the systems listed below. Contact the CDP Tenant Improvement Project Coordinator for contact information regarding specialized airport proprietary systems maintenance contractor representatives.

**10.4.1.1** Authority's Mechanical/HVAC Controls System

**10.4.1.2** Authority's Fire Alarm System

**10.4.1.3** Authority's Roofing Systems

**10.4.1.4** Authority's Fire Sprinkler System

**10.4.1.5** Authority's Security Access Control System

**10.4.1.6** Authority's Public Address System

**10.4.1.7** Authority's Automated Infrastructure Monitoring & Management System (AIMMS)

## **10.5 PREVAILING WAGES**

**10.5.1** California prevailing wages are enforced for all labor under direct contract to the Authority. Tenant contractors in direct contracts with labor on Tenant construction utilizing private funding shall not be required to pay prevailing wages. However, all work for which the Tenant's contractor utilizes Authority contractors, the Tenant contractor shall pay prevailing wage at the rates published in the California State Prevailing Wage Act.

## **10.6 CONCESSIONS TENANT PAYMENT & PERFORMANCE BOND**

**10.6.1** Prior to the issuance of a Notice to Proceed and the commencement of any Tenant construction, the Tenant shall secure and furnish to the CDP Manager a construction Performance Bond and a Labor and Material Payment Bond each in a payable sum not less than 100% of the construction contract amount. Bonds must be issued by a surety company licensed to transact business in the State of California and accepted by the Authority, in a form accepted by the Authority. Bonds must be at the sole cost of the Tenant and maintained in effect throughout the period of construction.

**10.6.2** The Payment and Performance Bonds shall guarantee prompt and faithful performance of the Tenant/ Contractor Agreement and full prompt payment by the Tenant and the Tenant contractor to all persons supplying labor, materials, sustenance, provisions, supplies, machinery, tools and equipment used directly or indirectly by any contractor, subcontractor or supplier in the prosecution of the work, and shall protect and hold harmless the Authority from any liability, losses or damages.

## **10.7 INSURANCE REQUIREMENTS**

**10.7.1** The Tenant general contractor and all sub contractors involved with the construction process are responsible for procuring and maintaining through the duration of the construction, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Tenant construction. The CDP Manager shall require verification in the form of certificates of insurance, showing evidence of coverage of the following required insurance prior to the issuance of the Notice to Proceed:

**10.7.1.1** Worker's Compensation

**10.7.1.2** Comprehensive General Liability

**10.7.1.3** Comprehensive Automobile Liability

**10.7.2** All insurance policies shall include the Authority, its agents, and any other parties designated by the Authority as additionally insured. Actual limits shall be provided by the Authority, and additional provisions shall apply to all policies including but not limited to: Acceptability of Insurers and Maintenance of Coverage. The Authority retains the right to review the coverage, form, and amount of the insurance and may require the Tenant contractor to obtain additional coverage if deemed insufficient at the Tenant's expense.

## **10.8 ACCEPTANCE OF PREMISES**

**10.8.1** At the turnover of the Tenant premises and prior to the commencement of any construction, the CDP Manager will prepare an Acceptance of Premises Form for Tenant signature. The Tenant shall verify all governing dimensions and field conditions, and shall examine all adjoining work systems and substrates on which the Tenant work is in any way dependent according to the Tenant lease agreement with the Authority and the construction documents. No disclaimer of responsibility for defective or nonconforming work will be considered unless written notice is attached with the Acceptance of Premises Form and agreed to in writing by the CDP Manager before the Tenant contractor begins any part of the affected work. The Authority will ensure all items noted are mitigated. Failure to properly identify defective or nonconforming work will constitute an acceptance of the premises as fit, proper and ready for integration with the Tenant's work, with the exception of latent defects.

## **10.9 COORDINATION & SITE LOGISTICS PLAN**

**10.9.1** Tenant contractor is required to coordinate all access and on site activities with the Authority's T.I. Construction Inspector. For Tenant projects within the boundaries of active Base Building construction by another contractor, the Tenant contractor will be required to coordinate all access and on site activities, including tie ins to any service or system with that contractor's superintendent. Prior to the start of construction, the Tenant contractor shall submit a project specific Coordination and Site Logistics Plan that encompasses all of the requirements of this document and the Tenant lease agreement with the Authority. Tenant contractor shall be prepared to address the details of the project specific plan at the pre-construction conference.

## **10.10 SAFETY PROGRAMS**

**10.10.1** Tenant contractor shall respect and adhere to all Authority safety and security regulations as outlined in this manual and the Authority's SDIA Operational Safety & Security requirements (refer to Section 13 Additional Authority Resources). In addition, if Tenant project is within the boundaries of active Base Building construction by another contractor, the Tenant contractor must abide by that contractor's health, safety and security requirements. The Tenant and Tenant contractor shall be responsible for all damage or injury to person or property during the prosecution of the work, resulting from any act, omission, neglect or misconduct in the manner or method of executing the work or at any time due to defective work or materials. It is the Tenant contractor responsibility to know the current safety and security rules and regulations and to monitor the performance of all personnel on site for strict compliance.

**10.10.2** Tenant contractor shall designate a safety representative who will be on site whenever work is being performed and shall have the responsibility and authority to ensure the safety of employees and property. The safety representative shall at a minimum have completed an OSHA 10-hour Hazard Recognition Course. Tenant contractor shall submit to the Authority T.I. Construction Inspector no later than the pre-construction conference, the name and resume of the designated safety representative, and documentation of OSHA course completion along with a written safety plan and a statement signed by the Tenant contractor, and contractor's superintendent that all of its employees and all subcontractor employees of any tier have been briefed on and have read the safety plan. The Authority will monitor contractor safety performance.

## **10.11 PERMITS & LICENSES**

**10.11.1** Tenant contractor and all subcontractors and suppliers of any tier shall obtain and pay for all required licenses, certificates, permits, required by the City and County of San Diego, the State of California, and the Federal Government, including but not limited to, liquor licenses, Department of Environmental Health Permits, and Building Permits. The Tenant or Tenant's design consultant is responsible for submitting the construction drawings and specifications to the proper Agencies having jurisdiction for plan check review and for receiving approval thereon sufficient to obtain the necessary permits. All costs for licenses, permits, and agreements required by the Agencies having jurisdiction are solely at the Tenant's expense.

## **10.12 CONTRACT DOCUMENTS**

**10.12.1** Tenant shall not start any construction until the construction drawings and specifications are complete and stamped "approved for submittal to the City for issuance of a Building Permit" by the Authority and the City and County of San Diego. The construction drawings and specifications shall become the Contract Documents once they are stamped "approved for submittal to the City for issuance of a Building Permit" by the Authority and

the Agencies having jurisdiction. Tenant construction must be performed in strict accordance with the Contract Documents only. Any material modifications, change orders, field sketches, addenda or change directives, which modify the Contract Documents must be reviewed accepted in writing by the Authority.

**10.12.2** Contract documents, which are to be maintained in the field and available for review by Authority personnel at the job site, shall be kept current with all approved amendments, revisions or other changes to the contract documents. Approved, as noted above, shall consist of a formally approved bond copy amendment to the permitted set of contract documents and attached thereto, by the City of San Diego Planning and Development Services Department and approval by the Authority (containing a signed stamp of approval). Non approved changes implemented in the field by the Contractor shall be at the Contractor/Concessions Tenant's risk.

## **10.13 NOTICE TO PROCEED**

**10.13.1** Upon receipt of all required licenses, permits and the documentation listed herein, the CDP Manager will issue a written Notice to Proceed (NTP) and schedule a Pre-Construction Conference. Thereafter the work shall be executed as the permits require and shall be completed within the time set forth in the Tenant lease agreement with the Authority and the Tenant/Contractor Agreement. The NTP is only valid for six months, construction must have started within this time frame or the project will need to be resubmitted.

**10.13.2** The following documents must be received by the CDP Manager prior to the issuance of the NTP and must remain current as Tenant work proceeds:

- 10.13.2.1** Minimum Initial Capital Investment Form
- 10.13.2.2** Executed Tenant/Contractor Agreement (Including Addenda)
- 10.13.2.3** Construction Deposit
- 10.13.2.4** Payment and Performance Bonds
- 10.13.2.5** City of San Diego Planning and Development Services Department Permit card (8 ½"x 11")
- 10.13.2.6** San Diego County Environmental Health Department Permit (when applicable)
- 10.13.2.7** Permit drawings (City perforated set) with embedded specifications and applicable "engineered" calculations bound separately (if any), including Authority approval stamp as noted in Section 10.12 above.
- 10.13.2.8** Certificate of Insurance listing Authority as additionally insured
- 10.13.2.9** Tenant contractor verification of workers compensation coverage
- 10.13.2.10** Signed Acceptance of Premises Form
- 10.13.2.11** Milestone schedule with sufficient detail to permit the Authority contractors controlling the work site to fully understand the planned work activities of the Tenant's contractors.
- 10.13.2.12** Tenant Coordination and Site Access Plan
- 10.13.2.13** Environmental and Hazardous Materials drawings & permits
- 10.13.2.14** Contractor's Construction Safety Plan

## **10.14 CONSTRUCTION DEPOSIT**

**10.14.1** Tenant is required to submit a construction deposit for each project prior to the start of construction. The construction deposit will compensate the Authority for costs incurred due to negligence of the Tenant and/or Tenant contractor, and to ensure the timely submission of documentation required to close out the project with the Authority. Upon submission and acceptance of all close-out documentation, the Authority will refund the full balance of the construction deposit, less any incurred costs.

**10.14.2** Construction Value: \$25,000-\$100,000 / Deposit = \$1,500

**10.14.3** Construction Value: \$100,000-\$250,000 / Deposit = \$2,500

**10.14.4** Construction Value: \$250,000-\$500,000 / Deposit = \$5,000

**10.14.5** Construction Value: \$500,000-\$2,000,000 / Deposit = \$10,000

## **10.15 PRE-CONSTRUCTION CONFERENCE**

**10.15.1** A minimum of one (1) week in advance of construction the Concessions Tenant, the Concessions Tenant's Design Team representative (if available) and at a minimum the contractor's project manager, on site superintendent and safety manager are required to attend a pre-construction conference generally held in the Aviation and Commercial Business department. The agenda for the pre-construction conference will include but is not limited to:

**10.15.1.1** Introductions

**10.15.1.2** Review Project Scope

**10.15.1.3** Review Tenant Coordination and Site Logistics Plan

**10.15.1.4** Escorting, AOA Access, and Vehicle ID

**10.15.1.5** Parking Locations for contractor vehicles

**10.15.1.6** Security requirements

**10.15.1.7** Safety program and enforcement

**10.15.1.8** Communication procedures

**10.15.1.9** Contractor, subcontractor emergency contacts - Job Start Form

**10.15.1.10** Authority Tenant Improvement (TI) Construction Inspector and Base Building Superintendent if applicable.

**10.15.1.11** Construction inspection procedures

**10.15.1.12** Prior Notice - hot work, utility shutdowns, utility connection

**10.15.1.13** Submittal of concrete mix designs

**10.15.1.14** Review Temporary Construction Barricade plan

**10.15.1.15** Construction Duration Schedule and Two (2) Week "Look Ahead" Construction Schedules

**10.15.1.16** Environmental notification

**10.15.1.17** Use of construction warning tags

**10.15.1.18** Certificate of Insurance

**10.15.1.19** Special provisions

**10.15.1.20** Submittals

**10.15.1.21** Record drawing requirements

**10.15.1.22** Review Notice To Proceed documents

**10.15.1.23** Notice of Work

**10.15.1.24** Commissioning upon construction completion of space

**10.15.1.25** Certificate of Substantial Completion/Punchlist items

**10.15.1.26** Closeout of Project

**10.15.2** The Authority T.I. Construction Inspector must formally acknowledge and confirm (in writing) receipt of the following documents at the pre-construction conference:

**10.15.2.1** All required documents to issue a Notice to Proceed (NTP) per noted items in 10.13.2.1 through 10.13.2.14

**10.15.2.2** Signed Environmental and ACM Forms, when applicable

**10.15.2.3** Confirmation of security badges and airfield driving privileges

**10.15.2.4** Tool cards

**10.15.2.5** Emergency contacts

**10.15.2.6** Environmental permits and plans, when required

**10.15.2.7** Site Safety Plan and designated safety representative documentation

**10.15.2.8** Construction schedule (start date to be a minimum of 48 hours in advance of construction)

**10.15.2.9** Two (2) Week "Look Ahead" Construction Schedule

**10.15.2.10** Job Start Form filled out by the Contractor of Record with all of the pertinent information included

# 11 CONSTRUCTION STANDARDS

## 11.1 OBJECTIVES

**11.1.1** This section outlines construction procedures and requirements for all Concessions Tenant construction at the SDIA. The Concessions Tenant contractor shall assume complete responsibility for ensuring all work proceeds with maximum safety and minimum disruption to SDIA operations and other concurrent construction and for the quality of the work, which shall extend to the work and products of subcontractors, fabricators, suppliers and vendors. The Concessions Tenant, the Concessions Tenant contractor and the Authority shall work cooperatively within their respective responsibilities to ensure a quality project that meets or exceeds the requirements of the Contract Documents.

**11.1.2** Construction may commence once the pre-construction conference is complete and the Concessions Tenant contractor has completed a "Job Start" form available from the Authority T.I. Construction Inspector or from the SDCRAA CDP website (refer to Section 13 Additional Authority Resources). This form must be posted on the job site where externally visible at all times. If construction commences and Concessions Tenant contractor cannot produce this form to Authority personnel upon request, construction on the project may be stopped.

## 11.2 LAWS & CODES

**11.2.1** If the Concessions Tenant Contractor or any of its subcontractors of any tier knows or reasonably should have known by virtue of common knowledge in the construction industry that any of the Contract Documents are at variance with applicable laws, statutes, building codes, regulations, or ordinances, in any respect, the Concessions Tenant Contractor shall promptly notify the Concessions Development Program Tenant Improvement Project Coordinator and the Concessions Tenant in writing, and make any necessary changes as directed by the Concessions Tenant.

**11.2.2** Construction materials; Asbestos & Lead Paint in new construction finishes:

The Concessions Tenant Contractor shall be prohibited from purchasing, constructing or otherwise putting to use, any building components that contain detectable concentrations (>0.1% asbestos) at the SDIA. Compliance shall be demonstrated by providing an approved Safety Data Sheet that states that the material is "asbestos-free" (no asbestos > 0.1% asbestos). In the event that the SDS does not contain such language, the Concessions Tenant Contractor may provide supportive analytical data from an NIST certified and NVLAP accredited analytical laboratory. Supportive data shall include:

**11.2.2.1** Sample log and chain of custody (name, material identification, and sample date).

**11.2.2.2** Analytical report (method EPA Method 600/R-93/116 or 600/M4-82-020).

**11.2.2.3** A minimum of two bulk samples shall be collected, analyzed and reported for each material.

**11.2.3** The Concessions Tenant Contractor shall be prohibited from purchasing, constructing or otherwise putting to use, any building components that contain concentrations of lead at or above the current lead limit as established by the Consumer Product Safety Commission (CPSC) at the SDIA. Compliance shall be demonstrated by providing an approved Safety Data Sheet that states that the material does not contain lead above the current CPSC threshold (currently 0.009% lead). In the event that the SDS does not contain such language, the Concessions Tenant Contractor may provide supportive analytical data from an NIST certified and California Department of Public Health accredited analytical laboratory. Supportive data shall include:

**11.2.3.1** Sample log and chain of custody (name, material identification, and sample date).

**11.2.3.2** Analytical report (EPA methods 6010, 7400/7420 Flame Atomic Absorption Spectroscopy).

**11.2.3.3** A minimum of two bulk samples shall be collected, analyzed and reported for each material.

**11.2.4** Refer to California Health and Safety Code sections 25915 through 25919 for further information regarding requirements for HAZMAT; disclosure, containment, health risks, monitoring, abatement, mitigation or other issues pertaining to control.

### **11.3 LINE OF AUTHORITY**

**11.3.1** The CDP Manager or the assigned Authority's T.I. Project Coordinator will transmit all written responses or other communications to the Concessions Tenant and courtesy copy to the Concessions Tenant contractor. The Concessions Tenant contractor shall designate (by name) their superintendent plus an alternate superintendent to receive oral and written field communications through the Concessions Tenant whenever the superintendent is away from the work site, and to act as the superintendent's designated representative. During such time the alternate superintendent shall be fully authorized to act immediately on orders or instructions issued by the Authority or Concessions Tenant.

### **11.4 CONCESSIONS TENANT CONTRACTOR SUPERINTENDANT**

**11.4.1** The Concessions Tenant contractor shall employ a competent superintendent whose qualifications have been reviewed and accepted by the CDP Manager. The superintendent shall serve on a full time basis at the work site and shall be authorized to act on behalf of Concessions Tenant contractor in all fields including financial, engineering and other matters related to the work. The Concessions Tenant contractor superintendent shall have the power to immediately stop or modify the work program and shall attend all job coordination meetings, which shall occur at a weekly minimum. Concessions Tenant contractor agrees the same person shall continue in the capacity of superintendent until the work has been completed, unless the Concessions Tenant or Authority requests that a superintendent be replaced or the superintendent ceases to be employed by the Concessions Tenant contractor or is sick or disabled. The superintendent or their designated representative must be on site at all times when work is performed.

**11.4.2** The Authority reserves the right to review and limit the number of projects the Concessions Tenant contractor's superintendent may be responsible to manage.

### **11.5 INSPECTIONS**

**11.5.1** During construction, a minimum of two (2) types of construction inspection services are rendered and possibly a third type may be necessary if the permitted construction documents specify such for special inspections. The two (2) required services are to be provided by the Agencies issuing permits, i.e. City of San Diego Development Services Department's Inspection Services Offices, County of San Diego Department of Environmental Health Services Inspection and other governmental Agencies inspection departments; the second required inspection services are provided by the Authority's Facilities Development Department (FDD), Concessions Tenant Improvement Construction Inspection and by the Concessions Development Program Manager. The third possible inspection services that may be required are 'Special Inspections' which may be necessitated by the San Diego Planning and Development Building Services Department if the permitted construction documents require such as regulated by the 'Special Inspection' and Structural Observation Requirement on Plans' Building Development Review; Building Newsletter 17-1 and associated Newsletters currently in effect. Visit the City of San Diego Planning and Development Services website and/or County of San Diego Department of Environmental Health Services website for further information.

**11.5.2** The Concessions Tenant Contractor shall call and set up appointments for all City, County, State and/or Federal inspections as required by the issued permits from these Agencies as well as, if applicable, contract with City approved testing and special inspection service Agencies. For obtaining inspections from the City including after-hours inspection appointments refer to City of San Diego Planning and Development Building Services current Information Bulletin 120; 'Project Inspections'. For the County of San Diego Department of Environmental Health (DEH) Services, Planning and Development Services Department, call (858) 505-6660 for information regarding inspections. Typically, DEH inspections are conducted at midpoint and at the end of construction. For the Authority, the FDD Concessions Tenant Improvement Construction Inspection Group will inspect all on-going Concessions Tenant construction projects on a daily basis for full compliance with the construction documents and Authority 'Construction, Safety, and Security Standards' (refer to Section 13 Additional Authority Resources, Subsection 13.4 Airport Operational Safety & Security Requirements for further information).

**11.5.3** The Authority's T.I. Project Coordinator working with the Authority's T.I. Construction Inspector will observe Concessions Tenant construction to determine if designs, materials, equipment, furnishings, fixtures, systems and finishes installed, satisfy the requirements of the contract documents. Additionally, they will work directly with the Concessions Tenant to facilitate and coordinate resolution of all Concessions Tenant design and construction issues. The T.I. Project Coordinator and/or the T. I. Construction Inspector have the authority to stop work where; security breaches present a threat to airport operations, safety issues present risks to life and limb, noncompliance with codes/regulations presents a liability and/or infractions to infrastructure cause a detrimental effect to airport property. Any such rejection will be communicated by the Concessions Development Program Manager in writing to the Concessions Tenant with a courtesy copy to the Concessions Tenant Contractor.

**11.5.4** The CDP Manager will periodically review all Concessions Tenant construction sites and may determine any work to be defective that is not in compliance with the contract documents or is not in compliance with Authority standards. Additionally, should the appearance and performance of any element of the work, in the opinion of the CDP Manager fail to conform to the standards of the trade for such work, that work may be declared defective.

**11.5.5** Any such rejection will be communicated by the CDP Manager in writing to the Concessions Tenant with a courtesy copy to the Concessions Tenant contractor. The CDP Manager maintains authority to stop all construction until a resolution satisfactory to the Authority is reached.

**11.5.6** The Concessions Tenant shall pay all costs associated with correcting defective work to the Authority's satisfaction. If any portion of the work is covered and inaccessible for inspection contrary to the request of the Authority or contrary to requirements of the contract documents, such covering or finishes must be uncovered for observation, and replaced, without charge to the Authority.

**11.5.7** The Authority's T.I. Construction inspectors will work directly with the Concessions Tenant contractor to facilitate and coordinate construction logistics and inspect construction sites for compliance with Authority standards. The Authority T.I. Construction inspector maintains authority to stop construction activities if it is determined that Authority safety and security requirements are not being followed or observes an unsafe working condition. The Concessions Tenant contractor shall allow the Authority access and provide the means of access to the Concessions Tenant construction. The Concessions Tenant contractor shall respond to any reasonable request to further the Authority's ability to complete construction site observations, inspections and testing. Such inspections shall not relieve the Concessions Tenant contractor of any of its obligations under the Concessions Tenant/Contractor Agreement.

**11.5.8** Standard FDD Concessions Tenant Improvement Construction Inspectors work days are as follows:

- Day time: Monday through Friday except for Authority recognized holidays.
- Night time: Sunday evening through Friday morning except for Authority recognized holidays.
- (Refer to Section 11.23 Working Hours for further information)

## **11.6 PROJECT CONTROL**

**11.6.1** If conflicts between the Concessions Tenant contractor and other Concessions Tenant or Authority contractors arise which they cannot resolve and which could delay the work, the CDP Manager or the Authority T.I. Construction Inspector will recommend the contractors follow a course of action to mitigate or eliminate the delay and which best serves the interests of the Authority and the Concessions Tenant.

**11.6.2** For all Authority construction projects the Authority contractor shall be solely responsible for and have control over, all portions of the Base Building project work site. The Authority contractor's superintendant will work with the CDP Manager, Project Coordinator, and the Authority T.I. Construction Inspector to assist in coordinating, facilitating and expediting the work of the Concessions Tenant contractor and provide all reasonable effort to ensure the Concessions Tenant contractor can execute their work.

## **11.7 SITE CONDITIONS**

**11.7.1** Conditions and requirements affecting Concessions Tenant construction will vary by location. By executing the Concessions Tenant/Contractor Agreement, the Concessions Tenant contractor represents that it has visited the site, familiarized itself with the site specific requirements under which its work must be performed and correlated its observations with the requirements of the Contract Documents and all Authority construction, safety, and security standards.

## **11.8 REQUESTS FOR BASE BUILDING INFORMATION**

**11.8.1** The Concessions Tenant contractor shall submit any requests for information or clarification regarding Base Building construction and systems to the Authority's T.I. Project Coordinator. The Authority will respond to such requests for explanation or clarification in writing. The Concessions Tenant contractor shall attempt to answer requests for information from its subcontractors and suppliers prior to submitting requests to the Authority.

## **11.9 CONCESSIONS TENANT CONTRACTOR COOPERATION & COORDINATION**

**11.9.1** Concessions Tenant construction will occur within the existing operating terminals of SDIA and may occur within the boundaries of active construction work sites for Authority projects. For all Concessions Tenant

construction occurring within the boundaries of an Authority project, there will be at a minimum, other SDIA contractors, sub contractors, special systems contractors, airline systems contractors, and other Concessions Tenant contractors working within or adjacent to the Concessions Tenant construction site during the performance of the Concessions Tenant's work. Concessions Tenants must anticipate in their scheduling, procurement, and cost estimating that their work will be interfered with or delayed from time to time by the acts or omissions of other contractors.

**11.9.2** The Concessions Tenant and his contractors must be prepared to cooperate with the Authority, its contractors, sub contractors and any other entity involved in completing the Authority's work, and to the maximum extent possible to mitigate any delay or obstruction of each other's work. The Concessions Tenant is required, at a minimum, to have a company representative on site weekly that is fully authorized to make design, construction, and financial decisions on behalf of the company or JV partnership. The Concessions Tenant representative and contractors are required to be present on site at a weekly meeting with the CDP Manager and to attend all weekly construction meetings for projects where the Concessions Tenant has a project in construction. Depending on the number and complexity of Concessions Tenant projects, the CDP Manager reserves the right to require the Concessions Tenant to have full time project management support on site.

### **11.9.3 Lock-out/Tag-out Procedures**

**11.9.3.1** The purpose of the procedure is to establish the minimum requirements for the lock-out or tag-out of energy isolation devices. Concessions Tenant Contractor shall ensure that procedures are used to ensure that the machine or equipment is isolated from all potentially hazardous energy and locked out or tagged out before Concessions Tenant Contractor's employees perform any servicing or maintenance activities where the unexpected energization, start-up or release of stored energy could cause injury. Examples of stored energy where lock-out/tag-out apply are:

- 11.9.3.1.1** Electrical
- 11.9.3.1.2** Mechanical
- 11.9.3.1.3** Thermal, Steam
- 11.9.3.1.4** Chemical, Acids, and Caustics
- 11.9.3.1.5** Explosives, Natural Gas
- 11.9.3.1.6** Hydraulic
- 11.9.3.1.7** Pneumatic
- 11.9.3.1.8** Gravity
- 11.9.3.1.9** Baggage Conveyor or similar systems

**11.9.3.2** It is the responsibility of the Concessions Tenant Contractor to ensure that all applicable construction employees are instructed in the safety significance of the lock-out/tag-out procedure. Each new or transferred employee and other employees whose work operations are or may be in the area shall be instructed in the purpose and use of the lock-out or tag-out procedure. In preparation for lock-out or tag-out, the Concessions Tenant Contractor shall conduct a survey to locate and identify all isolating devices to be certain which switch(es), valve(s), or other energy isolating devices apply to the equipment to be locked or tagged out. More than one energy source (electrical, mechanical, or others) may be involved. Each of these should be listed for each isolation point and a copy forwarded to Authority. If more than one individual is required to lock-out or tag-out equipment a multiple lock-out or tag-out device (hasp) shall be used.

**11.9.3.3** The basic rules for using the lock-out or tag-out system are that all equipment shall be locked out or tagged out to protect against accidental or inadvertent operation when such operation could cause injury to personnel. Do not attempt to operate any switch, valve, or other energy isolating device where it is locked or tagged out. A lock-out/tag-out will be required whenever performing the following work on machines or equipment:

#### **11.9.3.3.1 Required Lock-out/Tag-out:**

- 11.9.3.3.1.1** Maintenance or service work is defined as constructing, installing, setting

up, adjusting, inspecting, modifying and maintaining, and/or servicing machines or equipment.

**11.9.3.3.1.2** Before removal or bypassing any guard or other safety device.

**11.9.3.3.1.3** When an employee is required to place any part of body into a point of operation or other danger zone that exists during a machine operation cycle.

#### **11.9.3.3.2 Exceptions to Lock-out/Tag-out**

**11.9.3.3.2.1** Normal production activities in which lock-out cannot feasibly be conducted because of the nature of the operation provided that the work is performed using alternative measures which provide effective protection.

**11.9.3.3.2.2** Hot tap operations.

#### **11.9.3.4 Lock-out or Tag-out System Procedures:**

**11.9.3.4.1 Owner Notification:** Notify the Authority's T.I. Construction Inspector that a lock-out or tag-out system is going to be utilized and the reasons why. The T.I. Construction Inspector will notify the appropriate Authority FMD personnel regarding those areas affected by the lock-out/tag-out request and forward a copy of the notification to the Concessions Tenant Improvement Project Coordinator.

**11.9.3.4.2 Preparation:** Locate all energy sources that need to be isolated.

**11.9.3.4.3 Equipment Shutdown:** If the equipment is operating, the Concessions Tenant Contractor shall receive prior Authority approval and shut it down by the normal stopping procedure.

**11.9.3.4.4 Affixing Lock-out or Tag-out:** Verify whether there is a specific lock-out/tag-out procedure developed for the work to be performed with the Authority's T.I. Construction Inspector. Lock-out and/or tag-out the energy isolating devices with Concessions Tenant Contractor's individual lock(s) and tag(s). Tag-outs are only acceptable in secured equipment rooms requiring special security key for access and the completion of restricted access form or with a person standing by energy isolating device that has been tagged. Lock-out will be acceptable in non-secure areas.

**11.9.3.4.5 Restoring Locked Equipment to Normal Operation:** After the servicing and/or maintenance is complete, check the machines or equipment to ensure that no one is exposed prior to energizing system.

**11.9.3.5** In the case of a discrepancy between the Concessions Tenant Contractor's lock-out/tag-out procedures and the Authority's procedures, the Authority's procedure will prevail. If the Concessions Tenant Contractor has any questions, they shall refer to the comprehensive SDIA Lock-out/Tag-out Procedures. In any event, the Concessions Tenant Contractor shall be responsible for complying with all applicable laws and regulations at all times.

**11.9.3.6** If the Concessions Tenant Contractor requires access to a restricted mechanical/electrical room, such access shall be addressed to the Authority's T.I. Construction Inspector.

**11.9.3.7** Concessions Tenant Contractor represents and warrants that the Concession Tenant Contractor will comply with all applicable lock-out/tag-out procedures at all times as set forth in Federal Regulation 29 C.F.R., 1910.147 and other applicable laws. Concessions Tenant Contractor agrees to indemnify the Authority and hold the Authority harmless from any damages occurring on connection with any failure by Concessions Tenant Contractor or its agents to observe any applicable lock-out/tag-out procedures and for any breach of the above warranty, including all damages, costs, expenses, and attorney fees.

#### **11.9.4 Welding and Cutting**

**11.9.4.1** All welding or cutting shall be reported to the T.I. Construction Inspector prior to the start of the work and upon completion of the work, on a daily basis, or as required by the "hot-work permit".

**11.9.4.2** A fire watch shall be provided by the Concessions Tenant Contractor, A 516 dry chemical fire extinguisher(s) shall be on hand within 20' of the work being performed and accessible at all times.

**11.9.4.3** Welding or cutting shall cease 1/2 hour before closing the job site for the day and inspected prior to the employees leaving the site for the day. All resultant smoke or fumes shall be exhausted to the exterior by the Concessions Tenant Contractor's equipment.

#### **11.9.5 Confined Space Entry Regulation**

**11.9.5.1** The Concessions Tenant Contractor shall comply with applicable portions of Federal Regulation 29 C.F.R. 1910.146 regarding Concessions Tenant Contractor's employee entrance into confined spaces on this project.

**11.9.6** Under no circumstance shall any Concessions Tenant Contractor/Subcontractor access any Authority Utility Room/equipment space without the knowledge of the T. I. Construction Inspector and accompanied by an Authority employee.

### **11.10 AUTHORITY CONTRACTOR COOPERATION & COORDINATION**

**11.10.1** The Authority and the Authority contractor shall, throughout the duration of the project, cooperate with the Concessions Tenant contractor, their sub contractors, and any other entity involved in the performance of the Concessions Tenant's work, and shall, to the fullest extent possible, afford the Concessions Tenant a reasonable opportunity to complete their work as and when required by the Concessions Tenant lease agreement with the Authority. For all Authority projects, the Authority contractor shall be solely responsible for, and shall have control over, all aspects of the project site until a Certificate of Occupancy is granted by the City of San Diego Planning and Development Services Department and by the Authority. To assist the Concessions Tenant in completing its construction in an expeditious manner, a Concessions Tenant Improvement Construction Inspector dedicated exclusively to Concessions Tenant coordination shall be assigned to coordinate work performed by the Concessions Tenant contractor with work performed by the Base Building Contractor(s) working in the same area. The Concessions Tenant Improvement Construction Inspector will develop and enforce a Concessions Tenant Coordination and Site Access Plan developed by the Concessions Tenant Contractor in coordination with the Base Building Contractor, to assist the Concessions Tenant contractor with site access, ingress/egress, temp power, utility tie ins, and all other site logistics required to facilitate the Concessions Tenant's work. The Concessions Tenant Coordination and Site Access Plan shall include rules that will govern:

- 11.10.1.1** Weekly construction coordination meetings
- 11.10.1.2** Coordination of Two (2) Week "Look Ahead" Construction Schedules
- 11.10.1.3** Equipment/Material lay down and staging areas
- 11.10.1.4** Concessions Tenant contractor deliveries
- 11.10.1.5** Loading dock and elevator access
- 11.10.1.6** Parking for Concessions Tenant contractor's site superintendant
- 11.10.1.7** Work hours
- 11.10.1.8** Construction safety
- 11.10.1.9** Access to all Concessions Tenant required utility connections
- 11.10.1.10** Utility shut-downs
- 11.10.1.11** Temporary power
- 11.10.1.12** Protection of work by others
- 11.10.1.13** Construction barricades
- 11.10.1.14** Remediation of hazardous material(s)
- 11.10.1.15** Hot Work Permit
- 11.10.1.16** "Lock out-Tag out" Procedure

## **11.11 CONCURRENT CONSTRUCTION**

**11.11.1** The Concessions Tenant contractor shall afford the Authority and its contractor's reasonable and safe access to and across their work site and reasonable opportunity for the introduction and storage of their materials and equipment for the execution of their work within or adjacent to the Concessions Tenant's work site. The Authority may require certain facilities and areas be used concurrently by the Concessions Tenant contractor and other persons. If any part of the Concessions Tenant contractor's work depends on the proper execution or results upon the work of the Authority or any other contractor, the Concessions Tenant contractor is solely responsible to monitor and stay fully informed on the progress and details of such work. The Concessions Tenant contractor shall promptly report in writing to the CDP Manager any apparent discrepancies or defects in such work that render it unavailable, defective or unsuitable for the Concessions Tenant contractor's properly conforming work. Failure to so promptly notify will constitute an acceptance of the other work as fit, proper and ready for integration with the Concessions Tenants work, except for latent defects.

## **11.12 DAMAGE DURING CONSTRUCTION**

**11.12.1** The Concessions Tenant assumes sole responsibility for all damages to the existing or new facilities, including but not limited to the premises occupied by others, arising from the work of the Concessions Tenant or the Concessions Tenant contractor, and shall take immediate steps to replace or repair such damages. Damages not corrected immediately by the Concessions Tenant will be corrected by the Authority with costs deducted from the Concessions Tenant's construction deposit.

**11.12.2** Confine storage of equipment or material to the demised premises or other locations specifically designated by the Authority. Stored materials shall not exceed the loading capacity of the floor. Storage in service corridors, truck docks, vacant lease spaces, or other areas is not permitted at any time. Failure to comply will result in removal of all materials with the Concessions Tenant bearing responsibility for the costs incurred.

**11.12.3** If the Concessions Tenant Contractor through its acts or omission, causes loss, damage or delay to the work or property of any separate contractor, the Concessions Tenant contractor shall, upon written notice from the CDP Manager, promptly attempt to remedy and settle such loss, damage or delay with the other contractor by agreement or otherwise. If another contractor or subcontractor shall assert any claim, bring any action against the Authority, or institute a dispute resolution proceeding on account of any delay or damage alleged to have been sustained as a result of the acts or omissions of the Concessions Tenant contractor, the CDP Manager shall notify the Concessions Tenant in writing and the Concessions Tenant shall indemnify and hold harmless the Authority from any liability, losses or damages.

## **11.13 INTERRUPTION OF EXISTING FACILITIES**

**11.13.1** All construction activities must be accomplished in such a manner as to permit normal operations within the existing buildings, facilities, and structures of SDIA during the performance of the Concessions Tenant contractor's work. Existing building systems including but not limited to fire alarm, security, heating, ventilation, air conditioning, electrical, lighting, and plumbing shall not be interrupted in occupied areas, except as required for making connections to existing systems as specified within this manual. The Concessions Tenant contractor may not perform any work causing interruptions to building systems or the normal operations of SDIA without written authorization from the Authority. Authorized work by the contractor shall be performed in strict compliance with all rules and regulations and directives of the Authority.

**11.13.2** The Concessions Tenant contractor shall coordinate and schedule his work to minimize required interruptions and shall notify the Concessions Tenant Improvement Construction Inspector in writing using a utility interruption form ('SDIA Contractor Interface with Airport Systems Notification Form' (refer to Section 13 Additional Authority Resources, Subsection 13.2 SDCRAA CDP website)) at least 72 hours prior to each requested interruption. SDIA operations and all affected Concessions Tenants must be notified at least 72 hours in advance of commencing any work, which may block access, or otherwise cause undue difficulty to occupants or users of the property affected and any planned utility shut-off. The Concessions Tenant contractor is to make arrangements for temporary utility connections as directed by the Authority T.I. Construction Inspector and as coordinated with the Base Building site superintendant where required. Concessions Tenant Contractors shall request from the Concessions Tenant Improvement Construction Inspector access to any Authority space to conduct; observations, work within the space and/or complete a utility shutdown and accompanied by applicable Facilities Management Department personnel and/or the Concessions Tenant Improvement Construction Inspector. The Concessions Tenant shall be responsible to pay the cost of the connections and removal and all utility charges incurred as a result.

## **11.14 QUIET ENJOYMENT, INTERRUPTION, CONTAMINATION**

**11.14.1** The Concessions Tenant contractor is responsible for ensuring that during construction of the leased premises the rules and regulations of the Authority are strictly followed to ensure other Concessions Tenants who are open for business may have quiet enjoyment for their premises.

**11.14.2** The Authority requires that certain Concessions Tenant construction activities occurring in the operating portions of SDIA take place between the hours of 11 p.m. and 5:00 a.m. beginning Sunday evening and ending Friday morning unless specifically approved otherwise by the Authority's T.I. Construction Inspector. Those activities include, but are not limited to:

- 11.14.2.1** Jack hammering, roto-hammering, core drilling and use of powder actuated fasteners are not permitted during airport operating hours unless an approval in advance of the work for use during airport operating hours is granted by the Authority.
- 11.14.2.2** Any activities, such as painting, that could produce offensive fumes that cannot be safely vented away from public spaces and employee work areas.
- 11.14.2.3** All dust producing activities, such as demolition, where the dust cannot be safely vented away from public spaces and employee work areas.
- 11.14.2.4** Work requiring public entrances be blocked.
- 11.14.2.5** Deliveries made curb side, or any deliveries that require use of public areas.
- 11.14.2.6** Any work that would prevent continuous operation of the building.
- 11.14.2.7** Hauling trash or demolished materials.
- 11.14.2.8** Setting up and removal of construction barricades.
- 11.14.2.9** Authority approved shutdown of building systems.
- 11.14.2.10** Any work in or around public areas that may create dust, noise or other nuisance or hazard.
- 11.14.2.11** Any work requiring an obstruction to an existing required emergency exit unless an Authority acceptable alternative means of exiting is provided.

## **11.15 WORK IN PUBLIC AREAS**

**11.15.1** The Authority will allow Concessions Tenant construction activity in public areas that has been properly coordinated by the Authority T.I. Construction Inspector. This work may include, but is not limited to, temporary scaffolding or man lift for the installation of storefronts and signs as necessary. Only scaffolding or man lifts with non-marking rubber tires are permitted. All other construction work must take place within the leased premises.

**11.15.2** No material shall be delivered to, or transported through, any public area without the Authority approval. Any material transported through public areas, public elevators or stairways, shall be moved on rubber tire trucks, using adequate padding, protective cloths, to safeguard existing finishes. Any damage resulting from movement of materials shall be repaired or replaced by the Concessions Tenant contractor, to the satisfaction of the Authority.

**11.15.3** Do not track dust and/or debris onto the common area floor beyond the temporary barricades or lease line(s). The Concessions Tenant Contractor must provide a means of cleaning dust from employee's footwear prior to entering any public or service area.

**11.15.4** All Terminals have a smoke-free designation and as such smoking is not permitted anywhere in the building, including areas under construction. Smoking areas have been designated outside of Terminal Buildings by the Authority.

## **11.16 PROTECTION OF PROPERTY**

**11.16.1** The Concessions Tenant contractor shall take all reasonable precautions for the safety of, and shall, provide all reasonable protection to prevent damage, injury or loss to:

- 11.16.1.1** Prevent spreading or tracking of dirt through public areas of the SDIA and to prevent soiling of any SDIA finishes.
- 11.16.1.2** Other property at the work site or adjacent thereto, including but without limitation, lawns, walks, pavements, roadways, structures, finishes, and utilities not designated for removal, relocation or replacement in the course of construction.
- 11.16.1.3** All floor finishes for transporting materials from point of building entry to designated work areas.
- 11.16.1.4** Construction workers and building occupants against air quality problems by developing and implementing a Construction Indoor Air Quality Management Plan.
- 11.16.1.5** Any Authority or other Tenant improvements damaged as a result of Concessions Tenant's construction activities shall be repaired or replaced to match the existing to the satisfaction of the Authority at the Concessions Tenant's expense. If Concessions Tenant fails to rectify the damage in a timely manner the Authority will undertake the work and back-charge the Concessions Tenant deducting the costs from the Concessions Tenant's construction deposit.
- 11.16.1.6** The Concessions Tenant Contractor shall take all necessary safety precautions to protect workmen, the general public, and private and public property and comply with all requirements of the Occupation Safety and Health Act (OSHA) and Cal - OSHA.

## **11.17 FREIGHT ELEVATORS**

**11.17.1** The Concessions Tenant contractor shall coordinate with the Authority T.I. Construction Inspector for the use of freight elevators. Passenger elevators and escalators are not to be used for transporting materials. Suitable and durable floor and wall covering protection must be provided by the Concessions Tenant contractor in the freight elevator cab during each use to protect the cab finishes against damages. All damages to the cab shall be repaired by the Concessions Tenant contractor in a timely manner at no charge to the Authority.

**11.17.2** The Concessions Tenant contractor shall schedule all deliveries of materials, furnishings, fixtures and equipment including any hoisting requirements, in advance, with the Authority T.I. Construction Inspector.

## **11.18 TRASH REMOVAL & PORTABLE TOILETS**

**11.18.1** The Authority shall designate a central location in each terminal where Concessions Tenant construction wastes and recyclables can be collected and as well, for portable toilets for use by the Concessions Tenant contractor during construction. A proportionate part of the full cost to transport and dispose of the construction waste and recyclables and servicing the temporary portable toilets will be charged to the Concessions Tenant based upon a breakdown determined by the CDP Manager.

**11.18.2** All Concessions Tenant construction waste and recyclables shall be removed from the work site on a daily basis and properly secured in the Concessions Tenant trash and recyclable receptacles. No materials are to be stored outside of the Concessions Tenant's premises, and should the Concessions Tenant contractor fail to properly maintain the premises in a clean and workable condition, the Authority will have any stored materials removed, the area cleaned and costs incurred deducted from the Concessions Tenant's construction deposit.

**11.18.3** For any Concessions Tenant construction waste and recyclables not deposited in the Authority provided containers, the Concessions Tenant contractor is responsible for ensuring construction wastes and recyclables are disposed of at an appropriately permitted off site facility. Disposal of solid waste on Authority property is expressly prohibited. Removal of the waste material, trash and debris to a suitable licensed landfill must be done on at least a daily schedule or whenever the waste material interferes with any contractor's work. The Contractor shall dispose of all generated construction and demolition waste off site and outside of Tidelands and shall comply with the City of San Diego Recycling Ordinance as applicable. For further information, see Section 13 Additional Authority Resources, Subsection 13.6. At a minimum, accommodate for the recycling of paper, corrugated cardboard, glass, plastic and metals.

## **11.19 CLEAN-UP DURING CONSTRUCTION**

**11.19.1** The Concessions Tenant construction site and all areas used by the Concessions Tenant contractor must be kept free of accumulated construction wastes, dirt and surplus material at all times. No materials are allowed to be stored outside of the Concessions Tenant's leased premises. If the Concessions Tenant construction site is not maintained in a clean, orderly, and safe condition or should it be necessary for the Authority to remove Concessions Tenant construction waste or debris because of inaction by the Concessions Tenant contractor, the

Authority, after issuing a written notice to the Concessions Tenant to remove waste and/or debris within eight (8) hours will within twenty-four (24) hours of issuing said notice, will have others cleanup the area and/or remove the waste and debris and charge the full cost thereof to the Concessions Tenant.

## **11.20 TEMPORARY CONSTRUCTION BARRICADES**

**11.20.1** Prior to demolition/start of construction the Concessions Tenant Contractor is required to construct temporary construction walls (barricades) to secure the work site and install Authority “Concession Development Program” signage. Barricades are required on all projects to prevent damage to adjacent leased premises, the public areas, and to ensure required security of the Concessions Tenant contractor’s work site. The Authority shall approve all Barricade Plans at the Pre-Construction Conference, but in no case later than the issuance of the Job Start Form by the Authority’s T.I. Construction Inspector. Barricades are to be placed so they do not inhibit storefront construction or public circulation and may need to be realigned/relocated during the course of construction.

**11.20.2** In all public areas barricades are to be constructed of 1/2” minimum thickness gypsum board on public side, applied to minimum 3 1/2” by 20 gauge (or greater width and/or gauge if required by code relative to overall height of barricade wall) metal studs at 16” o.c. with R13 batt insulation (sound barrier) full height for the full height and width of the Concessions Tenant opening with 8-mil polyethylene for dust barrier. For Concessions Tenant construction in non-public areas fully taped, spackled and painted gypsum board with 8-mil polyethylene for dust barrier may be used. Barricades; may be wall supported, provided that existing Base Building wall surface finishes are not damaged, braced by steel studs to Concessions Tenant premise structure and shall have a minimum 12” wide by 3/4” thick continuous plywood base over a 1/4” minimum resilient cushion backing or other durable backing material, to protect all Base Building floor finishes.

**11.20.3** Barricades are to be continuous so as to prevent dust and control excessive noise and must remain rigid, square and plumb throughout leasehold construction. Barricades must include 8” black rubber core baseboard, trim at ceiling and corners, and painted metal doors and frames complete with Authority standard construction lock set. The Concessions Tenant contractor shall verify all code requirements (entrance/exit routes, fire protection, etc.) before barricades are installed. The Building Permit and Job Start Form shall be prominently displayed on the exterior of the barricades.

**11.20.4** Upon acceptance of the premises, the Concessions Tenant will be completely responsible for the security of all premises and the construction work site and must meet all requirements of the Authority, TSA, and FAA for security. Additionally, the Authority will not assume any responsibility for damages including theft to Concessions Tenant materials, fixtures or equipment.

**11.20.5** The Concessions Tenant contractor is responsible for maintaining and cleaning the area surrounding the barricades. If dirt, dust, or debris from the construction site is found in areas around the barricades, the Concessions Tenant contractor will be charged a “clean-up” fee by the Authority. All barricade doors must remain closed and locked at all times during construction. Repair or replacement of any Base Building finishes due to damage, including discoloration of surfaces, caused by the demolition or construction of the barricades will be the sole responsibility of the Concessions Tenant.

**11.20.6** Relocation or removal of the barricades must be reviewed by the CDP Manager and must be scheduled at least 48 hours in advance or 2 working days. Temporary construction barricades shall not be removed before the construction work is completed, unless only minor items noted on the “punch-list” remain and approved by the Authority.

## **11.21 STAGING**

**11.21.1** Staging areas are at a premium and are not available for storage of bulk materials. The Concessions Tenant must arrange for storage off-site and plan to deliver materials on an “in-time” basis, as they are required. Concessions Tenant construction staging shall occur within the Concessions Tenant’s leased premises, no construction staging will be provided except temporary staging required for deliveries, which has been coordinated with Concessions Tenant Authority T.I. Construction Inspector in advance. Areas provided for temporary staging of deliveries must be kept clean and free of debris. All containers shall be properly labeled.

## **11.22 WORK SITE ACCESS**

**11.22.1** The Authority must have access to all Concessions Tenant construction sites. Access doors are to be solid core hardboard or hollow metal doors mounted to metal frames. A master keyed cylinder lock set (refer to Section 4.8 Door Closures/Exit Doors) shall be installed on the access door to allow Authority and emergency personnel access to the site.

## **11.23 WORKING HOURS**

**11.23.1** Terminal operations and Authority construction will result in Concessions Tenant Contractors and their suppliers being subjected to restrictions, which may be imposed by the Authority regarding the hours of work and schedule for deliveries. The Concessions Tenant contractor shall submit a work and major delivery schedule for review by the Authority T.I. Construction Inspector for review at the Pre-Construction Conference.

**11.23.2** Within all operating portions of the terminal the Concessions Tenant contractor will be required to work non peak work hours for any activity or delivery that will cause excessive noise, dust, debris, or in any way interferes with the traveling public or SDIA Operations. Non-peak hours are 11 p.m. until 5 a.m. Sunday through Thursday. These hours and the situation requiring the Concessions Tenant contractor to work non peak hours may change or be modified as requested by the Concessions Tenant Contractor and approved by the Authority T. I. Construction Inspector.

**11.23.3** Concessions Tenant contractor working hours within Authority construction projects must be coordinated with the assigned Base Building superintendant and the Authority.

## **11.24 SECURITY**

**11.24.1** The Concessions Tenant, Concessions Tenant's contractor, sub contractor, and all personnel must comply with the requirements of the Authority's SDIA Operational Safety & Security Requirements, SDIA Security Instructions and all TSA and FAA advisories and regulations governing operational safety on SDIA during construction (refer to Section 13 Additional Authority Resources, Subsection 13.4 Airport Operational Safety & Security Requirements and 13.5 Security Instructions for further information). These security requirements will be strictly enforced and shall include but are not limited to:

- 11.24.1.1** SDIA Operational Safety & Security Program
- 11.24.1.2** SDIA SIDA/NON-SIDA access & escorting policies
- 11.24.1.3** Policy regarding introduction/possession of prohibited items in sterile areas of the SDIA
- 11.24.1.4** SDIA Vehicle Media Program
- 11.24.1.5** Keys and lock control

**11.24.2** The Concessions Tenant understands that violations of the SDIA Operational Safety & Security Program can result in the issuance of citations and fines, suspension or revocation and confiscation of the SIDA issued security ID badge or vehicle permit, removal of the violating person or vehicle from the AOA, suspension of construction activities. The Concessions Tenant also understands they will be solely responsible for paying any security related fines assessed upon the Authority by the Transportation Safety Administration or other related governmental Agency due to the actions of the Concessions Tenant, Concessions Tenant contractor, his; subcontractor, supplier, manufacturer or vendor.

**11.24.3** The Concessions Tenant shall know the current applicable safety and security rules and regulations and to monitor the performance of the Concessions Tenant contractor to ensure compliance. The SDIA may require that there be no vehicles parked within three hundred (300) feet of an active terminal, unless such vehicles are inspected by an Authority authorized person whose sole responsibility is to search vehicles entering within the three hundred (300) feet perimeter.

## **11.25 EQUIPMENT/TOOLS**

**11.25.1** Tools are never brought through a screening checkpoint. All tools and equipment that can safely fit inside an SDIA service elevator must be transported to the sterile area using the specified elevator or as instructed by the Authority T.I. Construction Inspector prior to the start of construction.

**11.25.2** Contractors with AOA driving privileges may, at the discretion of the Authority T.I. Construction Inspector, be authorized to access the sterile area through ramp (SIDA) locations. The contractor must keep equipment in its presence at all times anywhere within the terminal. Prior to entering a sterile area with equipment and/or tools, a 'Tool Inventory Card' must be completed by the Authority's T. I. Construction Inspector along with the applicable contractor personnel, listing each and every piece of equipment and/or tool to be taken into the sterile area. Upon departing from the sterile area, the contractor personnel must account for each and every piece of equipment/tool listed on his 'Tool Inventory Card' to be audited by the Authority T.I. Construction Inspector before being released from the job site. Security is a full time job while at the SDIA. Unattended equipment or tools found in the sterile area considered "prohibited items" may result in a heavy fine from TSA, and could significantly delay

the completion of the project. Restroom or lunch breaks are inexcusable reasons to leave tools and equipment unattended in the terminal, especially in the sterile area. Plan to use relief workers as necessary to positively control tools and equipment.

## **11.26 TSA INSPECTIONS**

**11.26.1** Any item, large or small, that will become a permanent fixture in the sterile area must be inspected by TSA screening staff. This is prearranged with the Authority T.I. Construction Inspector and TSA and achieved at specified screening checkpoint, typically the gate access to the AOA. Screening checkpoints within the terminal are not opened after hours by SDIA staff to facilitate movement of contractor employees, tools, equipment, or fixtures.

**11.26.2** In order to facilitate TSA screening and inspection of fixtures and equipment to be brought into the sterile area of the terminal, all fixtures and equipment must be out of their boxes and crating material and available for inspection. For fixtures and equipment that are required to be transported through the terminal, wheels must be duct taped prior to bringing them into the terminal to prevent carpeted areas from becoming marked by rubber tires.

## **11.27 PARKING**

**11.27.1** Remote parking of vehicles by the Concessions Tenant and Concessions Tenant's contractor, and subcontractors will be confined to those specific areas set aside for them by the CDP Manager and located in the designated areas only. Designated parking may not be within close proximity to the Concessions Tenant contractor work site. Standard per day rates for the assigned parking lot will apply and be paid by the Concessions Tenant, Concessions Tenant's contractor, or sub contractor. Provisions may be made on Authority construction sites for (2) on site vehicles per Concessions Tenant requiring site accessibility for AOA escorting and to facilitate material deliveries. This parking may be restricted or eliminated during certain phases of Authority construction. The location and availability of parking must be coordinated with the Authority T.I. Construction Inspector. Parking in non-authorized areas /spaces will result in the removal of the vehicle at the owner's expense. Concessions Tenant contractor's trailers, if permitted by the Authority, may only be parked in designated areas as arranged by the CDP Manager. Concessions Tenant must submit a plan, indicating the number of remote parking spaces required.

## **11.28 SUBSTANTIAL COMPLETION/CERTIFICATE OF OCCUPANCY**

**11.28.1** When the Concessions Tenant determines the work or designated portion thereof is complete to its satisfaction, the Concessions Tenant shall notify the CDP Manager in writing. The Authority's T.I. Project Coordinator will arrange an Authority compliance review of the project and prepare a punch list of required corrections. If Concessions Tenant has received a Certificate of Occupancy from the City of S.D. Planning and Development Services Department and health permit from the County of San Diego Department of Environmental Health, and all work is complete to the Authority's satisfaction, the CDP Manager will prepare a Certificate of Substantial Completion/ Certificate of Occupancy, which shall establish the date of Substantial Completion for the project, and will allow the Concessions Tenant to prepare the location to open for business. Additionally, the Certificate shall indicate the time line for submittal of required project close-out documentation, clearly state any outstanding responsibilities of the Concessions Tenant including items still to be completed by the Concessions Tenant contractor, and the fixed time within which the Concessions Tenant contractor shall complete the items listed therein.

## **11.29 PROJECT CLOSE-OUT**

**11.29.1** After issuance of the Certificate of Substantial Completion, the Concessions Tenant shall have 90 days, or as otherwise noted, to provide the following project close-out documentation, and any and all documentation required per the Concessions Tenants agreement:

- 11.29.1.1** Certificate of Occupancy/Inspection Card with final sign-off inspector's signature "approved to occupy".
- 11.29.1.2** Final audited costs – Certified Initial Capital Investment Form.
- 11.29.1.3** Release of all Claims – Concessions Tenant General Contractor.
- 11.29.1.4** Release of all Claims – Concession; Subcontractors, vendors, suppliers.
- 11.29.1.5** Architects Certification of Compliance with Authority standards.
- 11.29.1.6** Record Drawings:

- 11.29.1.6.1** Auto CAD (latest version) and PDF format on a computer disc (verify with the Concessions Tenant Improvement Project Coordinator as to the version of the current program).
- 11.29.1.6.2** One (1) full size bond set of the Record Drawings.
- 11.29.1.6.3** Contractor's Record Drawing field annotated bond set, each sheet signed and dated.
- 11.29.1.7** Certified Balancing Report.
- 11.29.1.8** ADA Certification; re-certify that the completed construction complies with the Federal ADA Regulations and the State of California Title 24 Disability Standards by signature and current date on the bond copy of the final approved Record Drawings.
- 11.29.1.9** Final Summary of Special Inspections/Test Reports.
- 11.29.1.10** Mechanical System Test and Balance Report prepared by the Concessions Tenant Contractor to be provided to the Authority within 5 working days from Notice of Substantial Completion in time for the commissioning activity of the space by the Authority.
- 11.29.1.11** Any item listed on the Certificate of Substantial Completion issued to the Concessions Tenant Contractor by the Authority which has to do with security, safety, structural or ADA issues shall be addressed immediately and completed within 5 working days of the date of the Certificate of Substantial Completion.



## 12 AUTHORITY CONTACTS

**12.1** The following Authority Contacts are provided to assist the Concessions Tenant and the Concessions Tenant's team in making contact with the appropriate Authority staff. All Concessions Tenant Improvement Program activities with the Authority, including project design, submittal review and construction, shall be made through the Concessions Development Program (CDP) Manager or assigned staff. All matters relating to the Concessions Tenant's lease agreement with the Authority and all issues relating to the Concessions Tenant operations are to be made through the CDP Manager.

### **Concessions Development Program**

San Diego County Regional Airport Authority (SDCRAA)  
P.O. Box 82776  
San Diego, CA 92138-2776  
For overnight deliveries:  
2320 Stillwater Rd.  
San Diego, CA 92101-1022

### **Concessions Development Program Manager**

(619) 400-2580 Phone  
(619) 400-2576 Fax



## 13 ADDITIONAL AUTHORITY RESOURCES

- 13.1** Facilities Criteria Document (FCD) (link)  
[http://www.san.org/documents/real\\_estate/SDIA\\_FCD\\_2012.pdf](http://www.san.org/documents/real_estate/SDIA_FCD_2012.pdf)
- 13.2** San Diego County Regional Airport Authority (SDCRAA); Concessions Development Program Website (link)  
[http://www.san.org/sdcraa/business/real\\_estate/default.aspx](http://www.san.org/sdcraa/business/real_estate/default.aspx)
- 13.3** San Diego County Regional Airport Authority (SDCRAA); Facilities Development Department FTP Site (link)
- 13.4** Airport Operational Safety & Security Requirements (link)  
[http://www.san.org/documents/airport\\_authority/Airport\\_Operational\\_Safety\\_&\\_Security\\_Requirements\\_100111.pdf](http://www.san.org/documents/airport_authority/Airport_Operational_Safety_&_Security_Requirements_100111.pdf)
- 13.5** SDIA Security Instructions (link)  
[http://www.san.org/documents/business\\_opportunities/SDIA\\_security\\_instructions.pdf](http://www.san.org/documents/business_opportunities/SDIA_security_instructions.pdf)
- 13.6** Disposal of Construction and Demolition Waste (link)  
<http://www.sandiego.gov/environmental-services/recycling/cd/index.shtml>
- 13.7** San Diego County Regional Airport Authority (SDCRAA); Concessions Base Sign Standards (link)
- 13.8** San Diego County Regional Airport Authority (SDCRAA); Information Technology (IT) Infrastructure Standards Construction Manual (link)
- 13.9** San Diego County Regional Airport Authority (SDCRAA); Concessions Tenant Lease Premise Commissioning Procedure (link)
- 13.10** Federal Aviation Administration (FAA) Advisories and Regulations (link)  
<http://www.faa.gov/>  
[http://www.faa.gov/regulations\\_policies/](http://www.faa.gov/regulations_policies/)  
<http://www.faa.gov/airports/>

PENDING REVISION



# 14 DEFINITIONS, ACRONYMS & ABBREVIATIONS

The following definitions are used throughout the SDIA Concessions Design Manual and shall be interpreted as follows:

## **A/E: Architect /Engineer**

**Accessibility:** Refers to all codes pertaining to a persons' ability to use building components, including but not limited to the Americans with Disabilities Act (ADA), the California Building Code. Additionally, the California Disabled Accessibility Guidebook (CalDAG) may be referenced.

**ACM:** Asbestos Containing Materials

**ADA:** Americans with Disabilities Act

**A.F.F.:** Above Finished Floor

**Agency Having Jurisdiction:** The duly appointed body governing, regulating and enforcing all applicable codes, rules, regulations and standards.

**Air Operations Area (AOA):** The areas on the SDIA intended for the movement and parking of aircraft.

**Architect/Engineer of Record:** The Architect/Engineer of Record is a design professional in good standing licensed to practice in the State of California and the city and county of San Diego, who has stamped and signed the Contract Documents and is responsible to the Concessions Tenant and all regulatory Agencies for the design and construction compliance with all codes and regulations applicable to the work.

**ASHRAE:** American Society of Heating, Refrigeration and Air-Conditioning Engineers.

**Authority:** San Diego County Regional Airport Authority (SDCRAA)

**Authority Standards:** Pertains to the requirements delineated in this manual and includes the requirements contained in the resources listed in Section 13 Additional Authority Resources.

**Base Building:** The existing terminal buildings including T1, T2 East and West and Commuter Terminal shell space provided for Concessions Tenants.

**CBC:** California Building Code, latest applicable version, Refer to CCR Title 24.

**CCR:** California Code of Regulations

**CD:** Contract Documents, includes all Authority, City and County of San Diego approved construction drawings, specifications, calculations, and reports, including all addendum and change orders.

**CDM:** Concessions Design Manual, provides standards and guidelines for the design and construction of all concession Concessions Tenant projects.

**CFR:** Code of Federal Regulations

**Closure:** An operable item used to secure and close openings within and/or on the perimeter of a Concessions Tenant premises such as a door or grille.

**Common Area:** Public space outside of Concessions Tenant leased premises designated by the Authority for general passenger use and designed and maintained by the Authority. Includes Dining Coves identified in each terminal where tables and chairs have been provided by the Authority for general passenger use.

**Concessions Development Program (CDP):** The Authority's CDP is responsible for the management and oversight of all concession Concessions Tenant-initiated improvements at the SDIA.

**Concessions Development Program Concessions Tenant Improvement Project (CDPTIP):** Any construction, remodel, addition, new building, build-out of shell space, or any improvement to the leased premises, performed

by or for any Concessions Tenant occupying space at the SDIA.

**Concessions Development Program Tenant Improvement Project Coordinator (CDPTIPC):** The CDPTIPC is the primary point of contact and liaison between the Concessions Tenant's Team and the CDPTIP Review Team from the start of the Concessions Tenant's project design through construction and project close-out.

**Concessions Tenant:** The lessee, including all food and beverage, retail and service Concessions Tenants in the SDIA or their duly appointed designee.

**Concourse:** That portion of a terminal consisting of gate hold rooms, boarding areas and passenger circulation zones and amenities directly adjacent to and supporting these functions.

**Demising Wall:** Typically, a wall at the perimeter of a Concessions Tenant Leased Premise establishing the Lease Outline Drawing (LOD) and further designated as a wall between;

- Two independent Tenant's Leased Premises, or
- The Concessions Tenant's Leased Premise and the Public Concourse (Storefront), or
- The Concessions Tenant's Leased Premise and a Common Area, or
- The Concessions Tenant's Leased Premise and a Service Area, or
- The Concessions Tenant's Leased Premise and the exterior of the building.

**Design Control Zone:** Area located within the first 4'-0" of the Concessions Tenant leasehold and extending the entire width of the Concessions Tenant storefront. All architectural finishes, merchandising and display fixtures within the Design Control Zone are reviewed by the Authority and are strictly monitored for compliance with the Concession Development Manual and the highest level of professional merchandising and display standards.

**Escort:** An individual, meeting security requirements, taking responsibility for another individual not meeting security requirements while on the AOA or within a sterile area of the SDIA.

**FAA:** Federal Aviation Administration

**Facilities Development Department (FDD):** Provides construction inspection support during build-out of Concession Tenant lease spaces.

**Inspector:** Authority T.I. Construction Inspector responsible for inspecting Concessions Tenant construction projects for compliance with construction documents and Authority construction standards. Additionally the inspector will coordinate Concessions Tenant construction site access, logistics, and utility shutdowns.

**JV:** Joint Venture

**Kiosks:** Individual, freestanding, self-contained concession unit that provides preparation, merchandise display, transaction space and storage.

**Landlord:** Is the Authority, SDCRAA

**Lease Lines:** Typically, an imaginary line defining the extent (perimeter) of a Concessions Tenant's Leased Premise. This perimeter line is delineated by a Lease Outline Drawing (LOD). Lease lines occur along;

- The outermost face of a Concessions Tenant's Leased Premise storefront, and/or
- The centerline of piers/columns at openings to Concessions Tenant's Leased Premise, and/or
- The centerline of the wall between two Tenant's Leased Premises, and/or
- The outside face of a wall between the Concessions Tenant's Leased Premise and a Common Area, and/or
- The outside face of a wall between the Concessions Tenant's Leased Premise the exterior of the building, or
- As otherwise approved as noted in the LOD exhibit.

**Lease Outline Drawings (LOD):** An exhibit to the Concessions Tenants lease with the Authority identifying the location and the extent of the Concessions Tenants leased premises.

**Neutral Band:** The horizontal bulkhead portion of the neutral frame clad with Authority provided standard terminal finishes above Concessions Tenant storefront finishes and signage.

**Neutral Frame:** Consists of a neutral pier on both sides and neutral band above the Concessions Tenant storefront that is clad in Authority provided i.e. Base Building, standard terminal finishes.

**Neutral Pier:** The vertical portion of the neutral frame clad with Authority provided i.e. Base Building, standard terminal finishes that provide a common demarcation between Concessions Tenant leaseholds.

**Non-Secure Area/Landside:** Area prior to the passenger screening checkpoint where passengers, Concessions Tenant employees and Concessions Tenant products are not required to be screened.

**OSHA:** Occupational Safety and Health Administration

**Record Drawings:** Drawings maintained by the Concessions Tenant contractor on site during construction and continuously updated to reflect the “existing conditions” of the space including all addenda and change orders for the project. To be submitted, in CAD format, to the Authority’s Project Coordinator at the completion of the project.

**R.M.U. (Retail Merchandising Unit):** A small Concessions Tenant’s kiosk or portable fixture assigned to a specific floor space located adjacent to or within a public/pedestrian thoroughfare. These units may be either;

- Permanent free standing fixed in place, or
- Temporary (short term), utilized during ongoing construction.

**SDCRAA:** San Diego County Regional Airport Authority – This term refers to that entity designated and empowered by the State of California to provide day-to-day administrative oversight and management of the Airport and as fiduciary to its Board of Directors. This is often shortened to the word ‘Authority’ and represents the Airport Director, Senior Management and all the staff that serve the Airport.

**SDIA:** San Diego International Airport – This term is used to represent the Airport as an operational entity in the physical realm.

**Secure Area/ Airside:** Areas beyond the passenger security checkpoint where all passengers, Concessions Tenant employees and Concessions Tenant products must be screened and have an Authority issued security badge.

**Security Identification Display Area (SIDA):** Any area identified in the SDIA security program as requiring each person to continuously display an SDCRAA-issued identification badge, unless the person is under Escort. Access levels vary and must be verified through the SDIA Badging Office.

**Sign Band:** A designated area above the Concessions Tenant’s Storefront(s) allowed for the mounting of Concessions Tenant’s signage. Depending on the terminal, the limited Sign Band area may be;

- Integral with the Neutral Band finish surface, or
- Applied to a standoff structure provided by the Authority.

**SMACNA:** Sheet Metal and Air-Conditioning Contractors National Association.

**Storefronts:** Shall be defined as the architectural Facades of any Concessions Tenant leased premises adjacent to public circulation areas of the terminals, including doorways. The Storefront will be physically defined by Base Building elements that surround and frame the Concessions Tenant Storefront; those elements include side piers, the upper fascia I bulkhead, and the floor surface at the lease line.

**T2W, T2E, T1, CT:** Abbreviations for the various terminals within SDIA respectively, Terminal 2 West, Terminal 2 East, Terminal 1 and Commuter Terminal.

**TDP:** Terminal Development Program aka The Green Build – That entity established within the SDCRAA organization tasked to prosecute the design, construction and activation of the new 10 gate, \$1B dollar expansion to the existing Terminal 2 West.

**Temporary Unit (TU):** A temporary unit is a non- physically attached, set-in-place structure, allowing a Concessions Tenant to remain open for business while their existing lease space is undergoing construction improvements which by its very nature would not safely allow the space to be operational. These units shall be short term, utilized only during ongoing construction and immediately removed upon completion of the existing space improvements.

**Terminal:** That portion of the SDIA complex consisting primarily of check-in areas, baggage claim facilities, gate hold rooms, boarding areas, passenger circulation zones and amenities supporting these functions. Terminals at SDIA include: Terminal (T1), Terminals 2 East and 2 West (T2E, T2W), and the Commuter Terminal (CT).

**Tool Inventory Card:** Tool Inventory Cards are issued to contractors who are working in a secure area of the SDIA and must have tools available to perform their work. The Tool Card tracks all tools in secure areas and is checked by the Authority T.I. Construction Inspector and the TSA.

**TR/IDF:** Telephone Room/Intermediate Data Feed

**Transportation Security Administration (TSA):** A division of the Department of Homeland Security charged with protecting the countries transportation systems.

**Work:** Refers to all aspects of the Concessions Tenant's design and construction as detailed within the Contract Documents.

## 15 ARCHITECTURAL EXHIBITS

### Exhibit 1

- Section 'A'; Typical Neutral Pier
- Section 'B'; Demising Wall End Cap

### Exhibit 2

- Section 'C'; Modified Demising Wall Storefront Condition
- Section 'D'; Tenant Connection to Base Building Finish

### Exhibit 3

- Detail 'E'; Tenant Connection @ Alcove Shops
- Detail 'F'; Demising Partition interface with Window Mullion
- Detail 'F.1'/'F.2'; Interior Partition interface with Window Mullion/Glazing

### Exhibit 4

- Detail 'G'; Tenant Connection to Base Building Flush Condition
- Detail 'H'; Tenant Storefront Corner Guard

### Exhibit 5

- Detail 'I'; Tenant Storefront Corner Guard: Option

### Exhibit 6

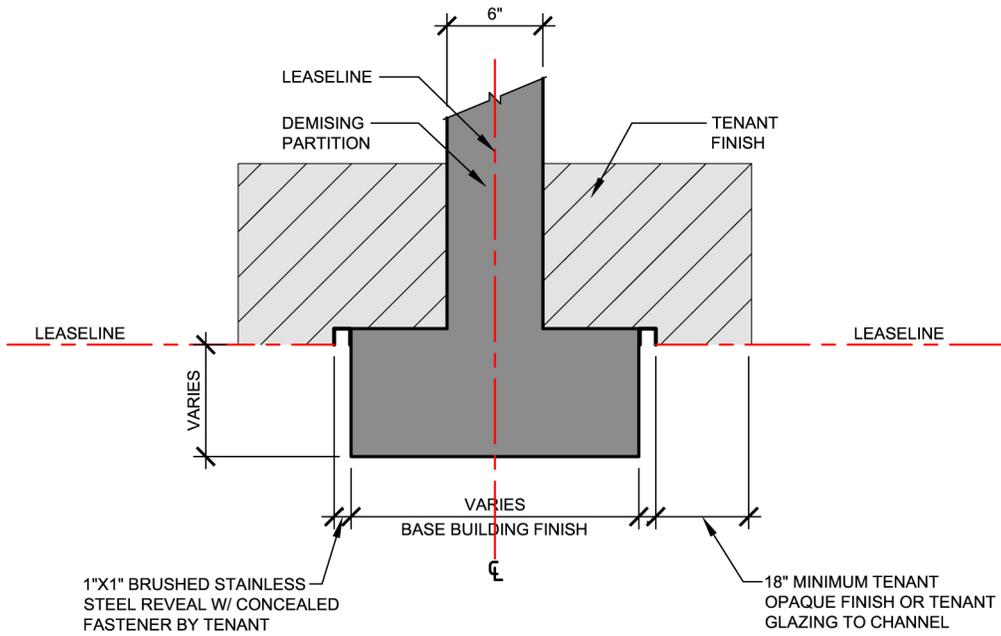
- Elevation View 'J'; Standard Installation of Door Finish Hardware Associated with the Access Control System-  
Emergency Exits

### Exhibit 7

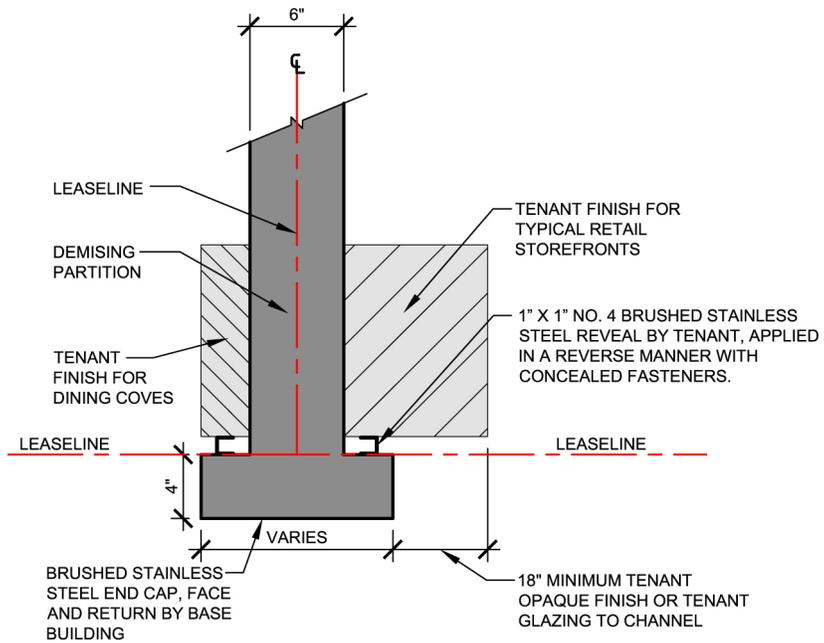
- Plan View/Details 'K'; Mop Sink Installation

### Exhibit 8

- Elevation (page 1/8) 'L/14'; Guardrail Elevation @ Open Seating Area
- Section (page 2/8) 'L/13'; Railing Section Detail with Surface Mounted S.S. Base Plate
- Plan View (page 3/8) 'L/16'; Surface Mounted S.S. Guardrail Base Plate
- Plan View (page 4/8) 'L/12'; Surface Mounted S.S. Guardrail Base Plate at End side of Guardrail
- Detail (page 5/8) 'L/4'; Glass Connector Detail at End Side of Guardrail
- Section (page 6/8) 'L/17'; Floor Mounted Glass Guardrail-End Conn
- Section (page 7/8) 'L/18'; Floor Mounted Glass Guardrail

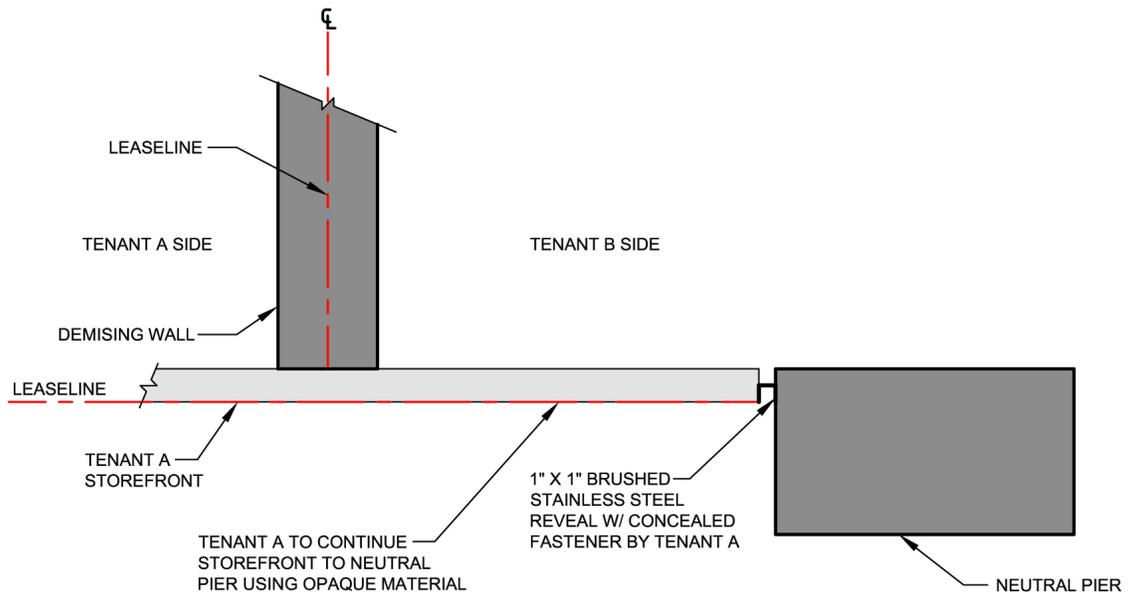


**A** TYPICAL NEUTRAL PIER  
N.T.S.

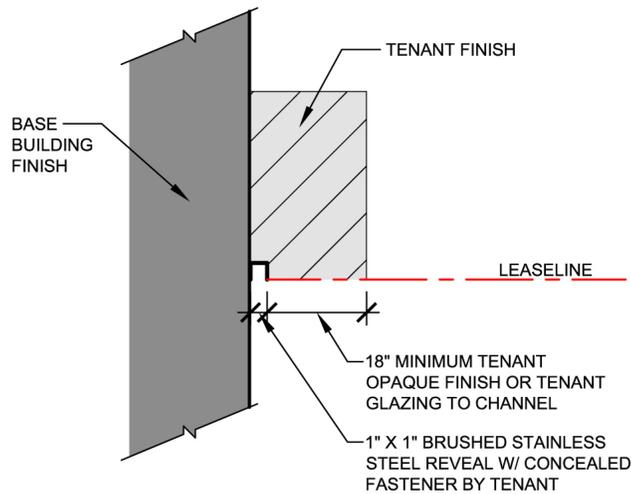


**B** DEMISING WALL END CAP  
N.T.S.

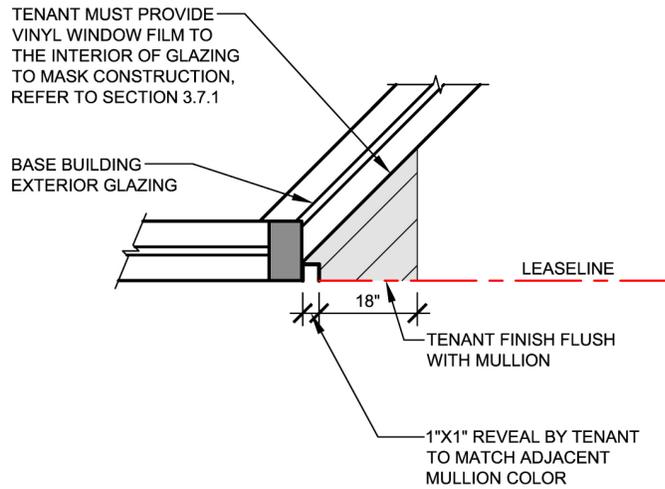
**EXHIBIT 1**



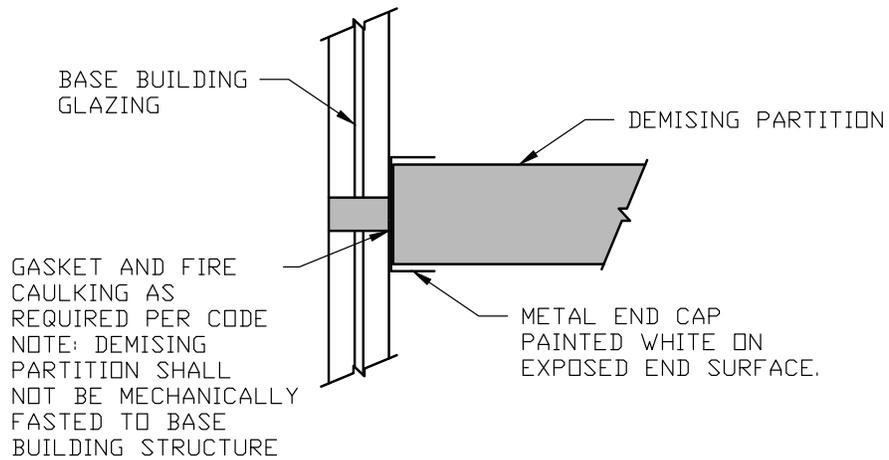
**C** MODIFIED DEMISING WALL STOREFRONT CONDITION  
N.T.S.



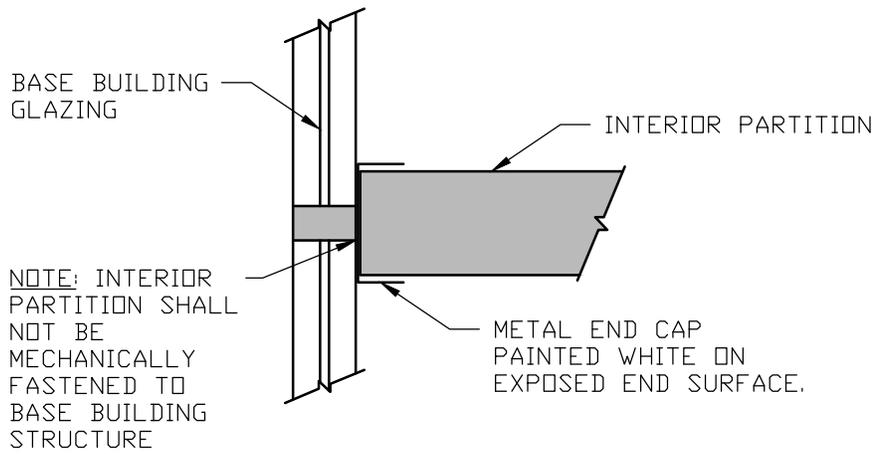
**D** TENANT CONNECTION TO BASE BUILDING FINISH  
N.T.S.



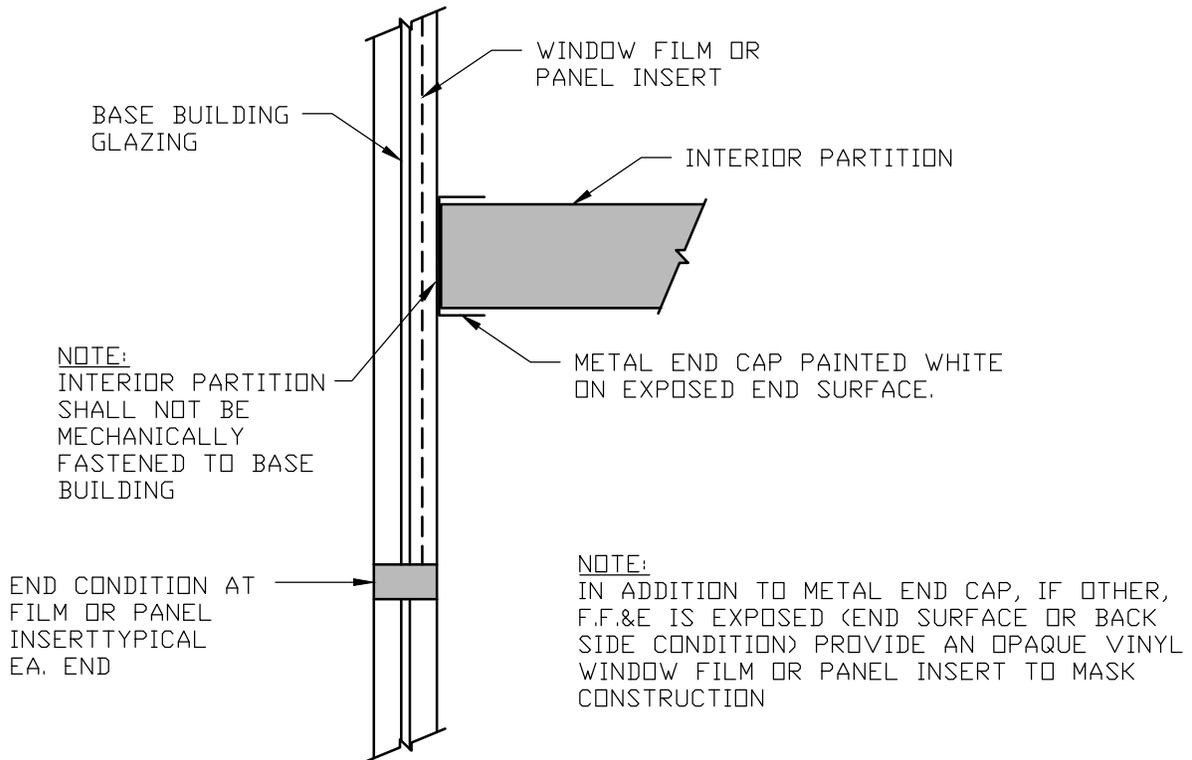
**E** TENANT CONNECTION @ ALCOVE SHOPS  
N.T.S.



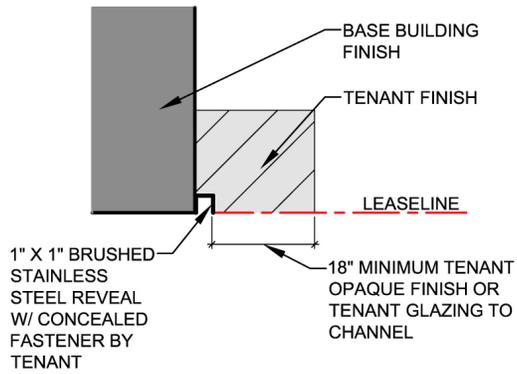
**F** DEMISING PARTITION INTERFACE WITH WINDOW MULLION  
N.T.S.



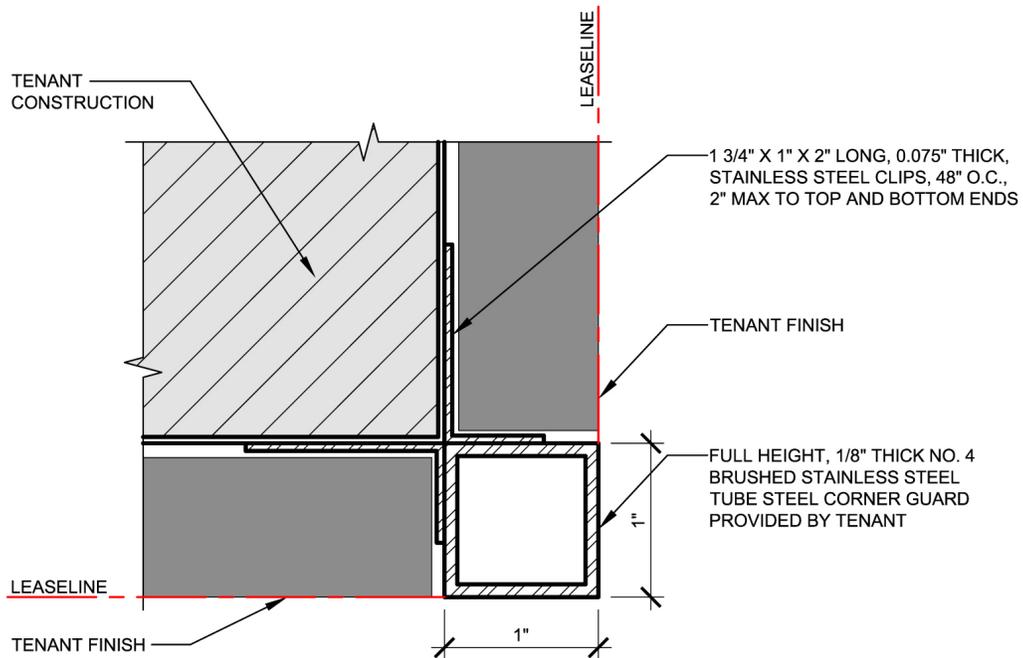
F.1 INTERIOR PARTITION INTERFACE WITH WINDOW MULLION  
N.T.S



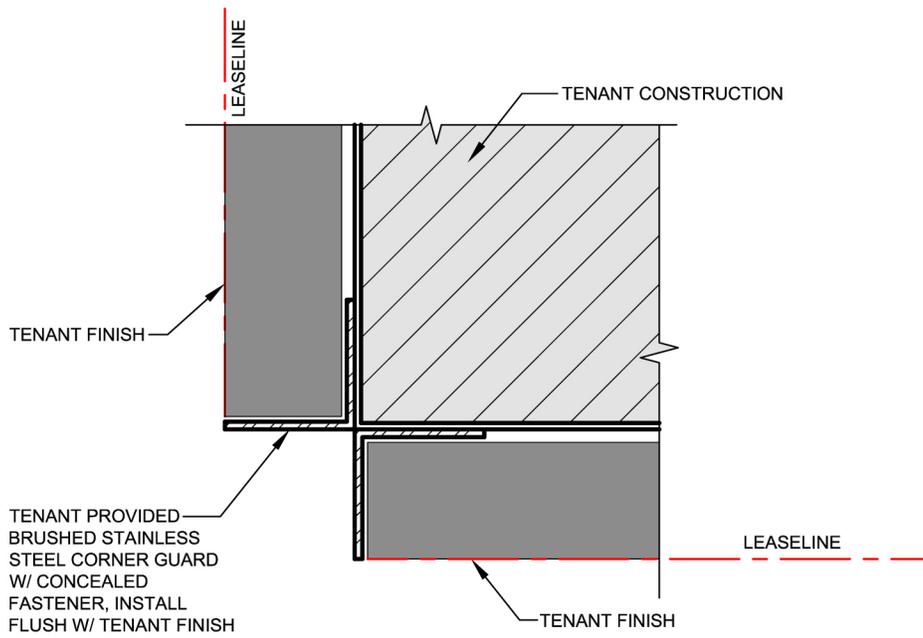
F.2 INTERIOR PARTITION INTERFACE WITH GLAZING  
N.T.S



**G** TENANT CONNECTION TO BASE BUILDING FLUSH CONDITION  
N.T.S.



**H** TENANT STOREFRONT CORNER GUARD  
N.T.S.

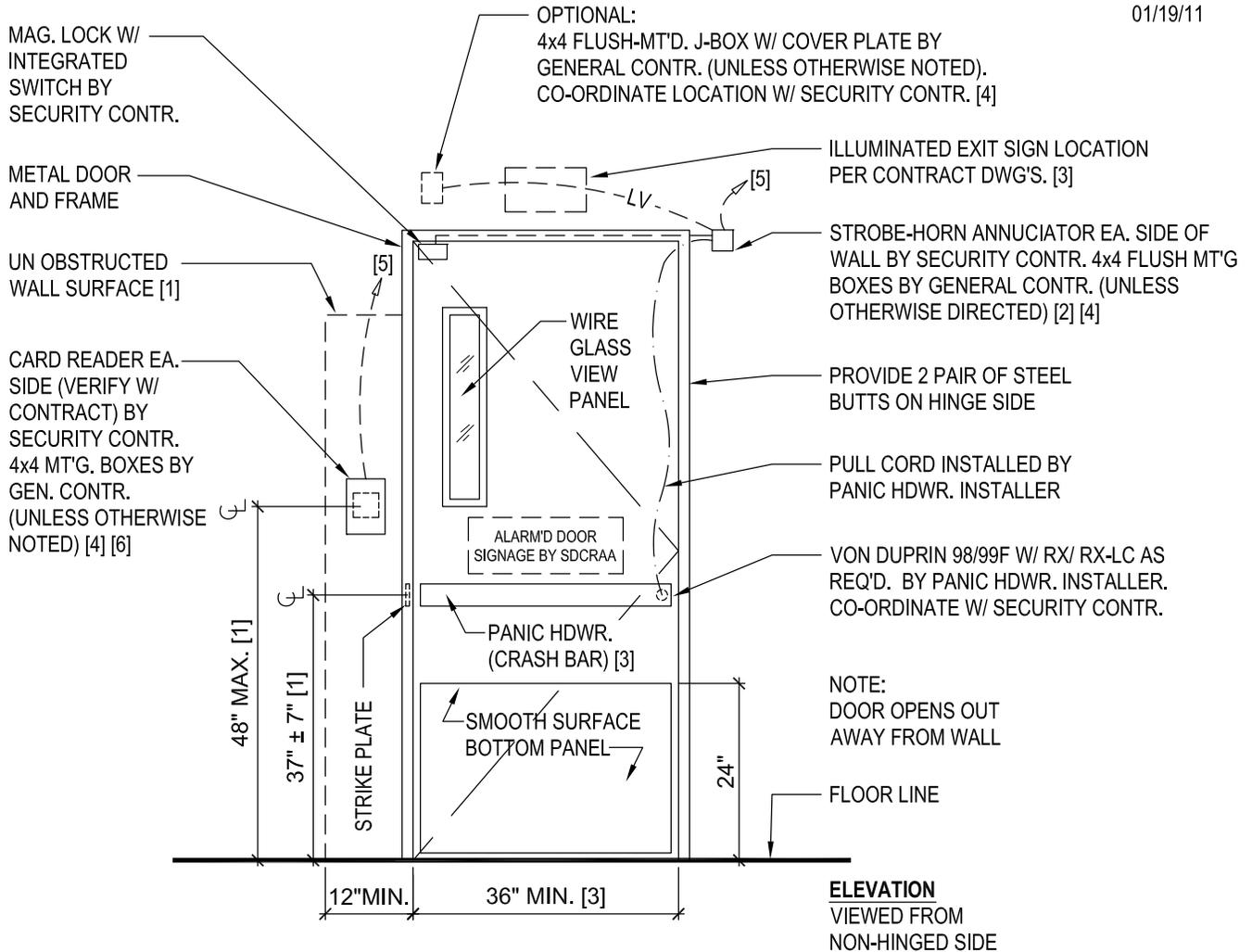


1 TENANT STOREFRONT CORNER GUARD: OPTION  
N.T.S.

# STANDARD INSTALLATION OF DOOR FINISH HARDWARE ASSOCIATED WITH THE ACCESS CONTROL SYSTEM AT EMERGENCY EXIT DOORS

SCALE: N.T.S

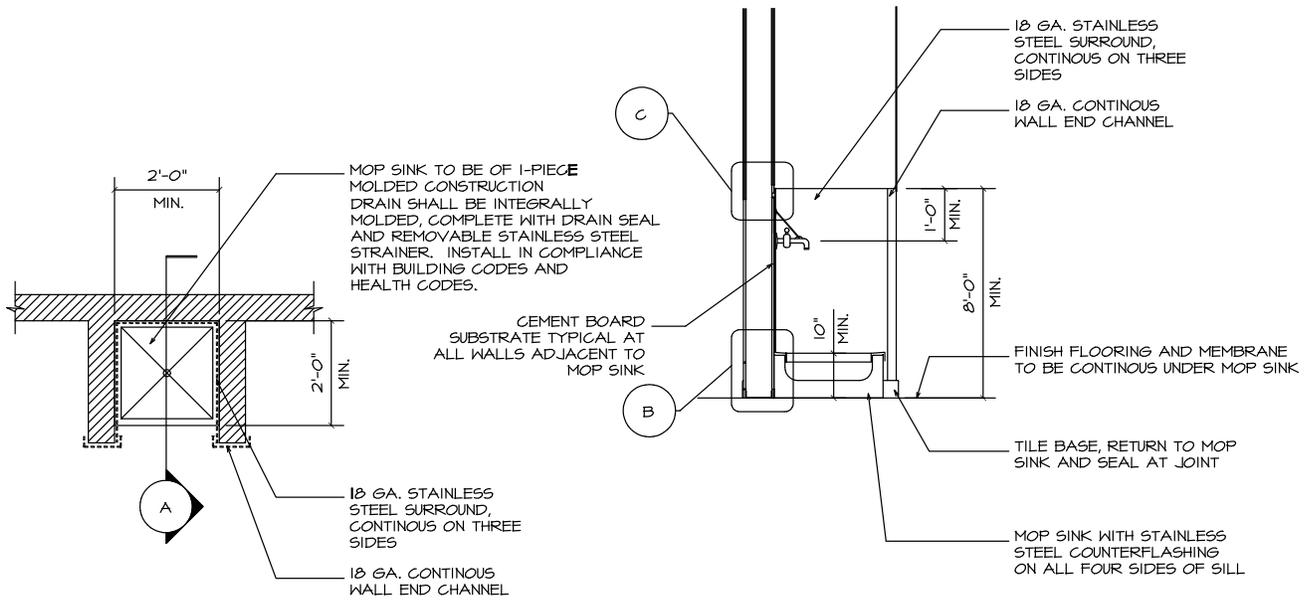
ISSUED: 10/07/05  
 REV: 12/08/05  
 12/19/06  
 04/23/09  
 01/19/11



**NOTES: [#]**

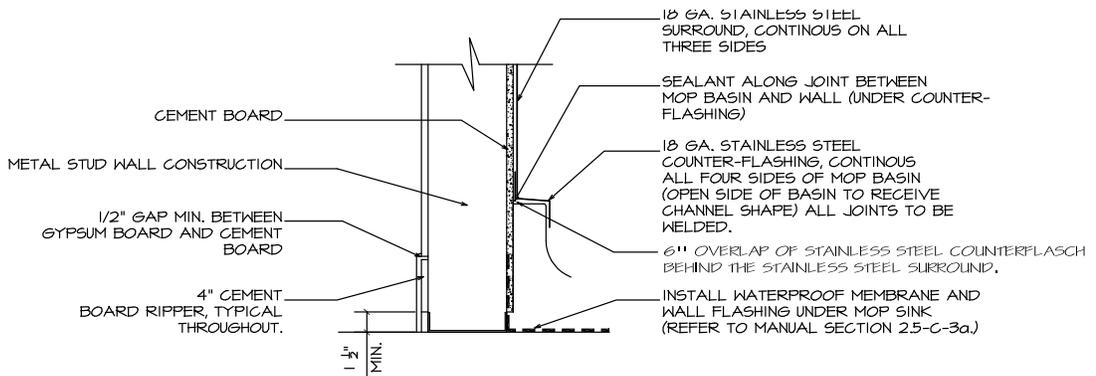
1. ACCESSIBILITY RQMT.
2. VERIFY LOCATION OF J-BOX IN FIELD W/ PANIC HDWR. (SDCRAA) INSTALLER.
3. CBC CODE RQMT.
4. COORDINATE LOCATION AND HEIGHT ABOVE FLOOR W/ THE SECURITY CONTR. CARD READER (48" MAX. AF.) AND STROBE-HORN (80" MAX.), EA. INSTALLED ON BOTH SIDES OF THE DOOR.
5. CONDUIT RUN TO 4x4 J-BOX BY GEN. CONTR., COORDINATE SIZE OF CONDUIT AND LOCATION OF J-BOX W/ SECURITY CONTR.
6. CARD READER, SP47 SCRAMBLE PROX. U.O.N.

## EXHIBIT 6

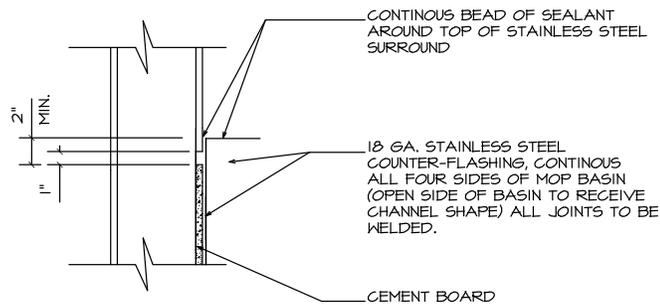


**K PLAN**  
SCALE: NO SCALE MOP SINK

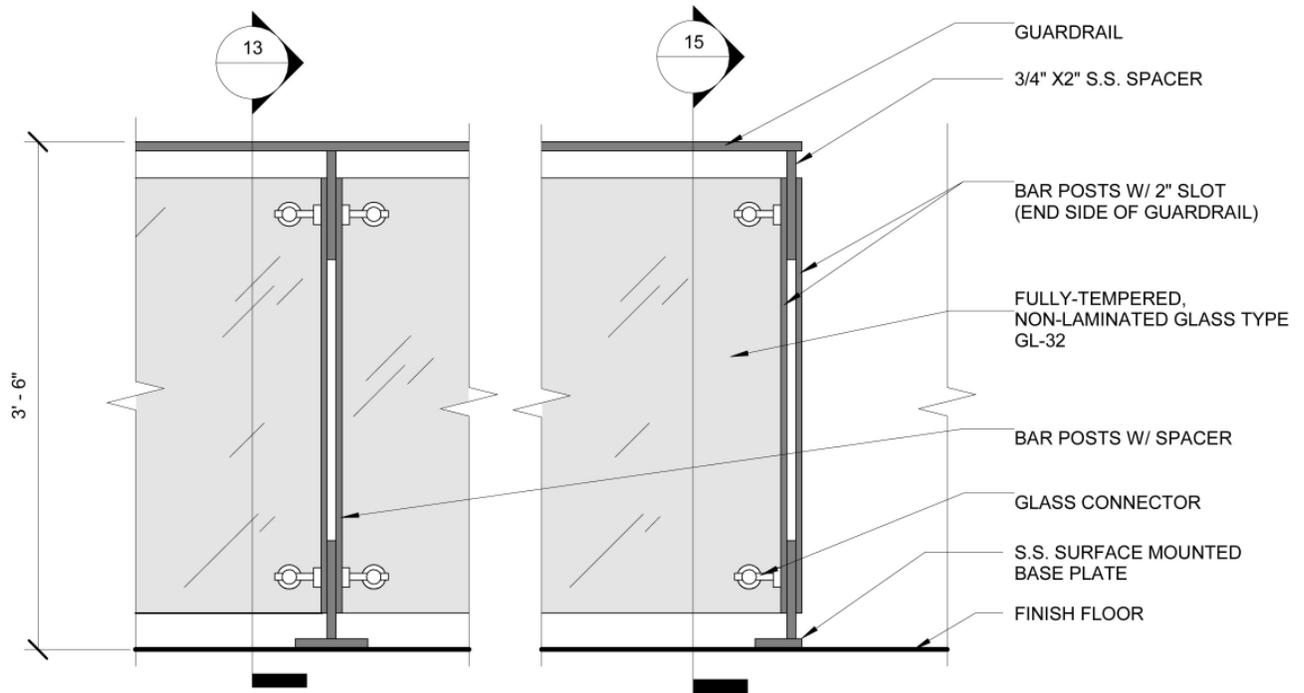
**SECTION**  
SCALE: NO SCALE MOP SINK **A**



**DETAIL**  
SCALE: NO SCALE MOP SINK **B**

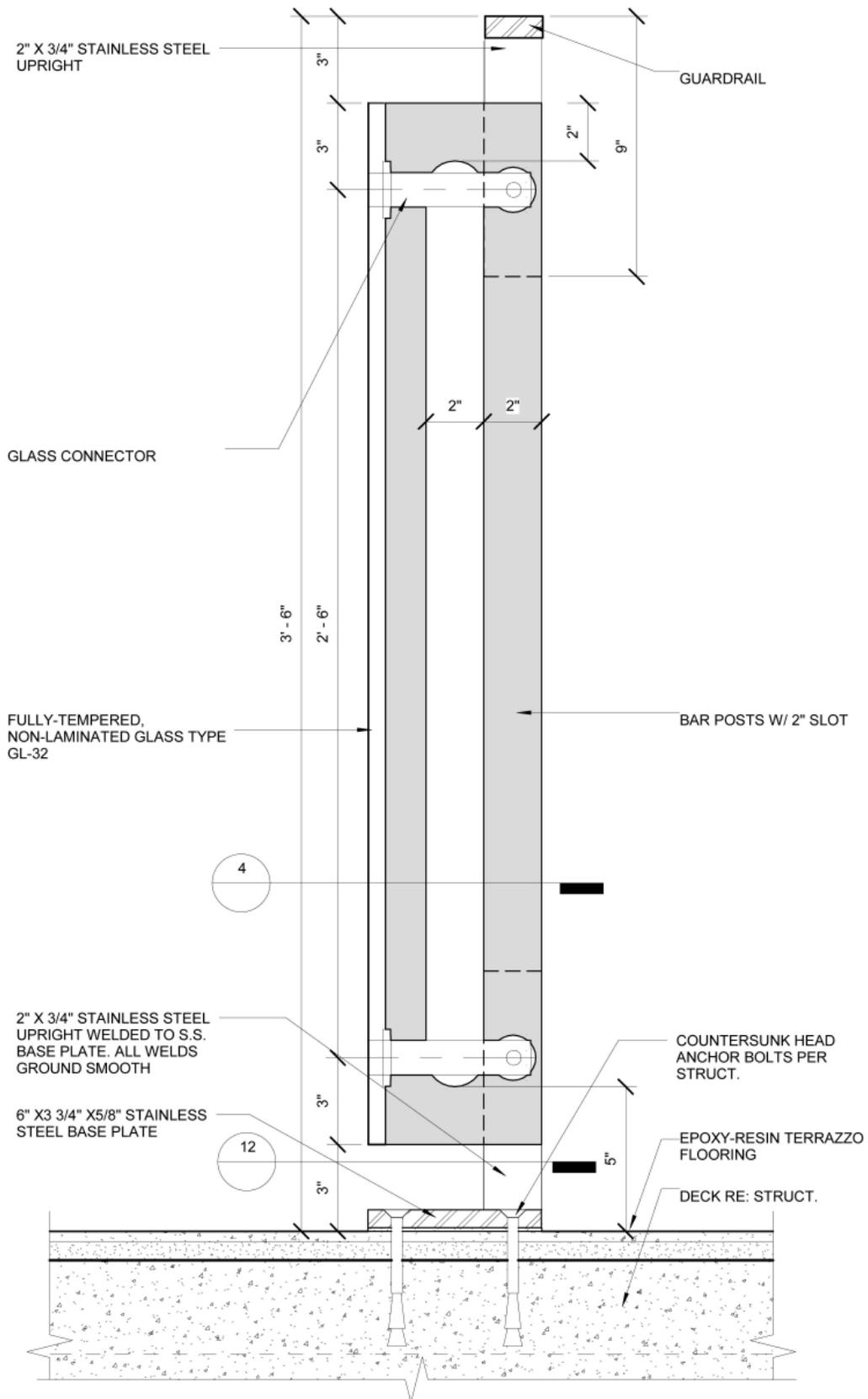


**DETAIL**  
SCALE: NO SCALE MOP SINK **C**

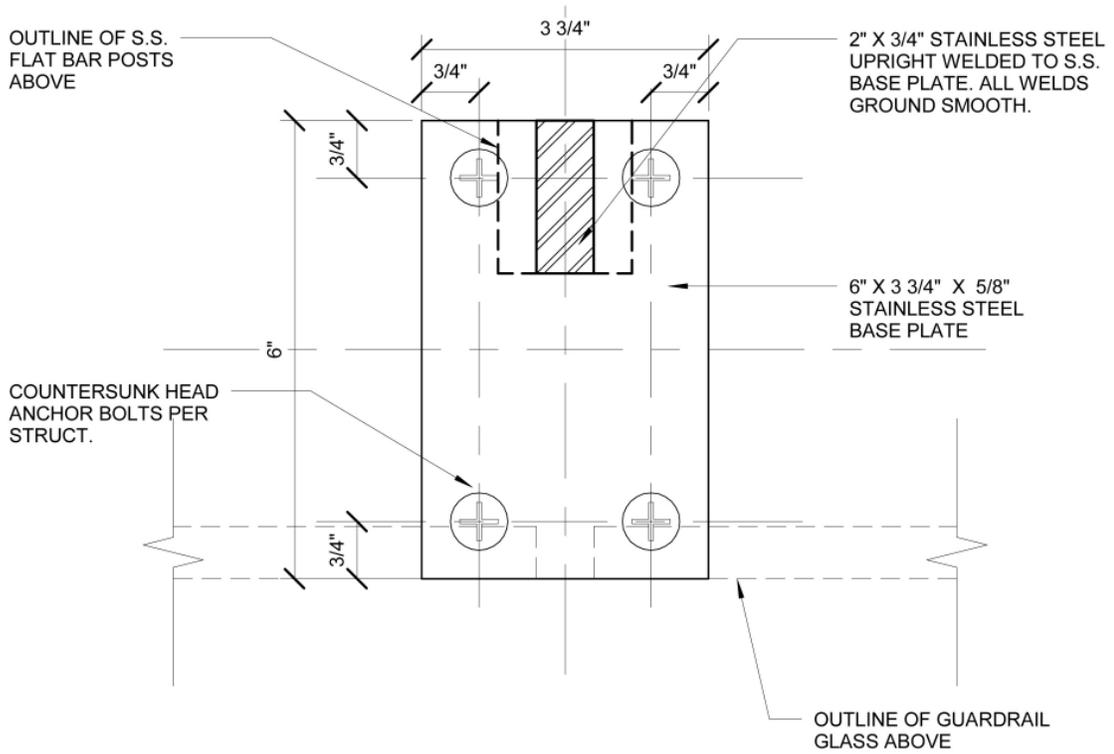


L 14 GUARDRAIL ELEVATION @ OPEN SEATING AREA  
N.T.S.

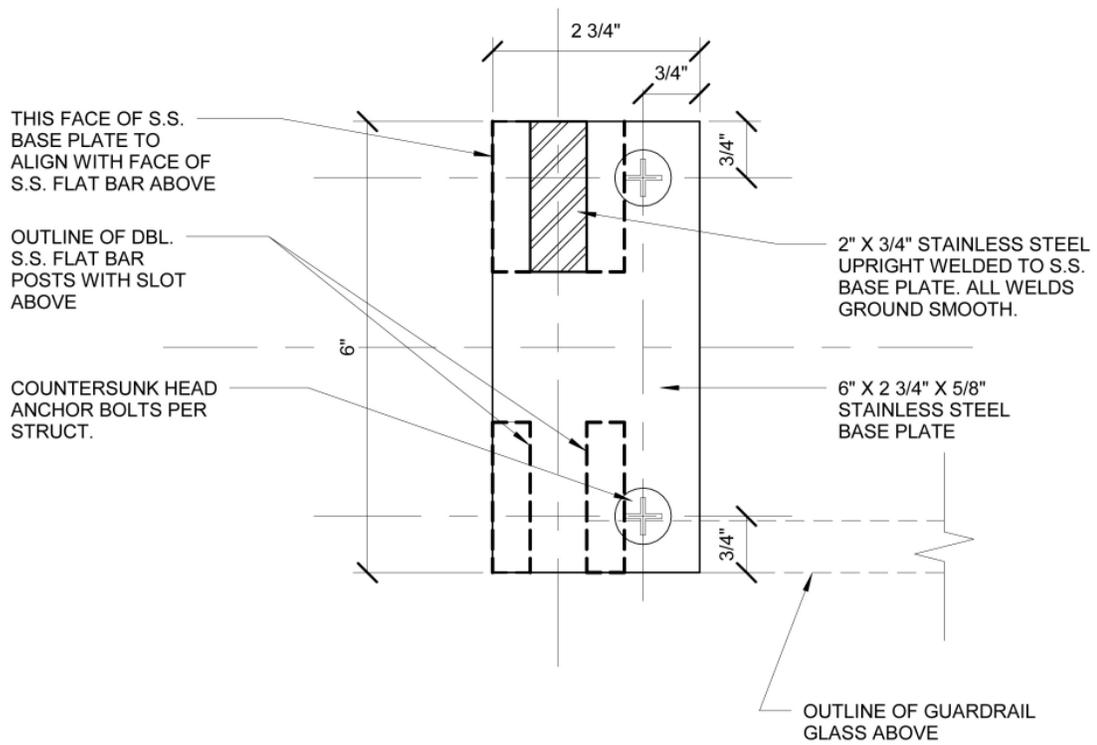
**EXHIBIT 8**



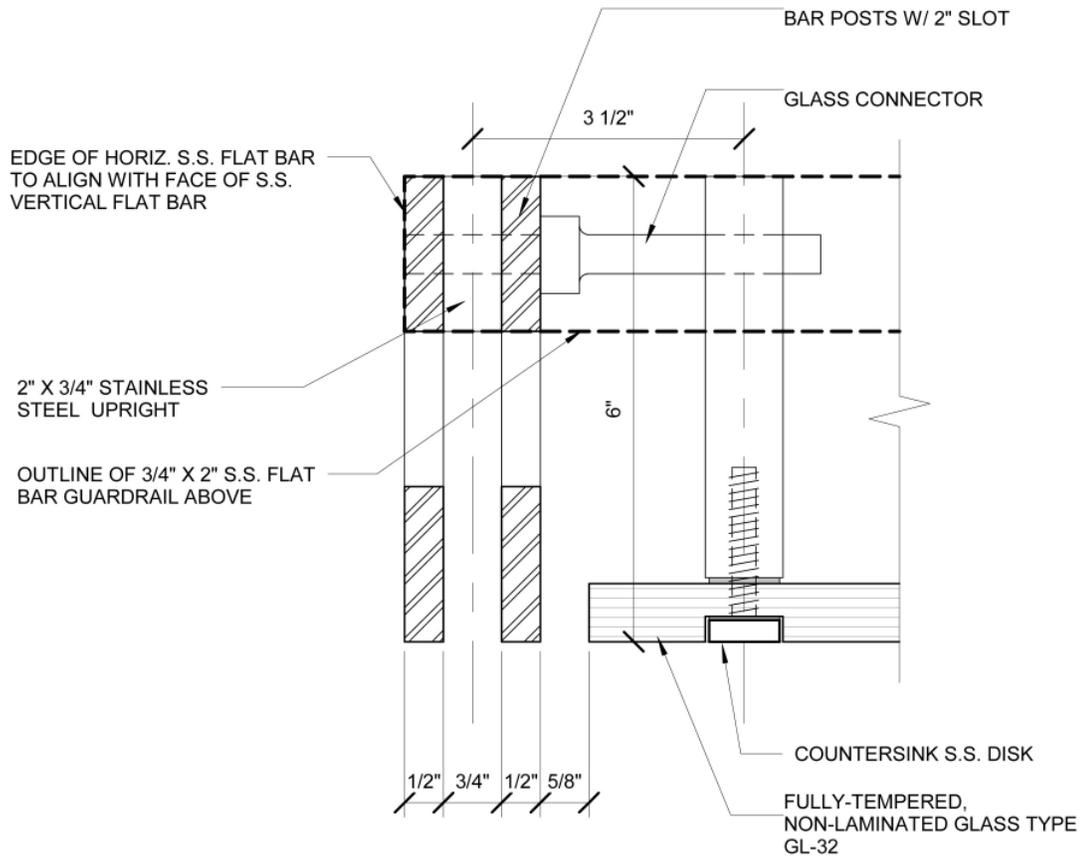
15 RAILING SECTION DETAIL WITH SURFACE MOUNTED S.S. BASE PLATE  
N.T.S.



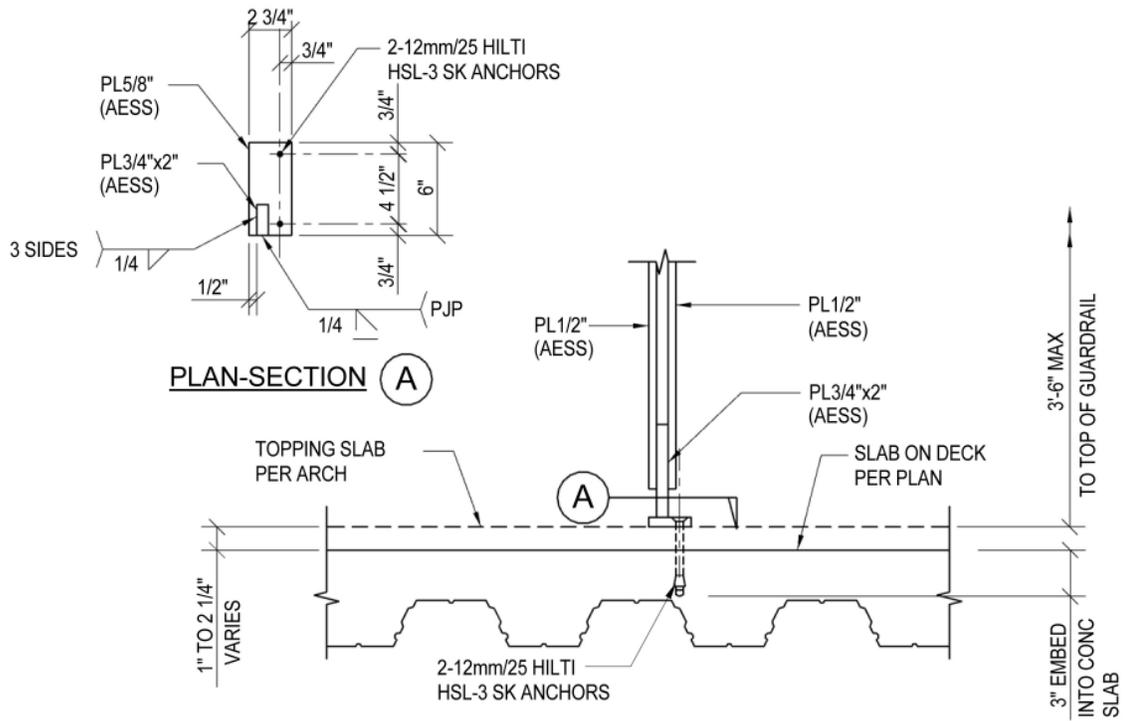
1 SURFACE MOUNTED S.S. GUARDRAIL BASE PLATE  
N.T.S.



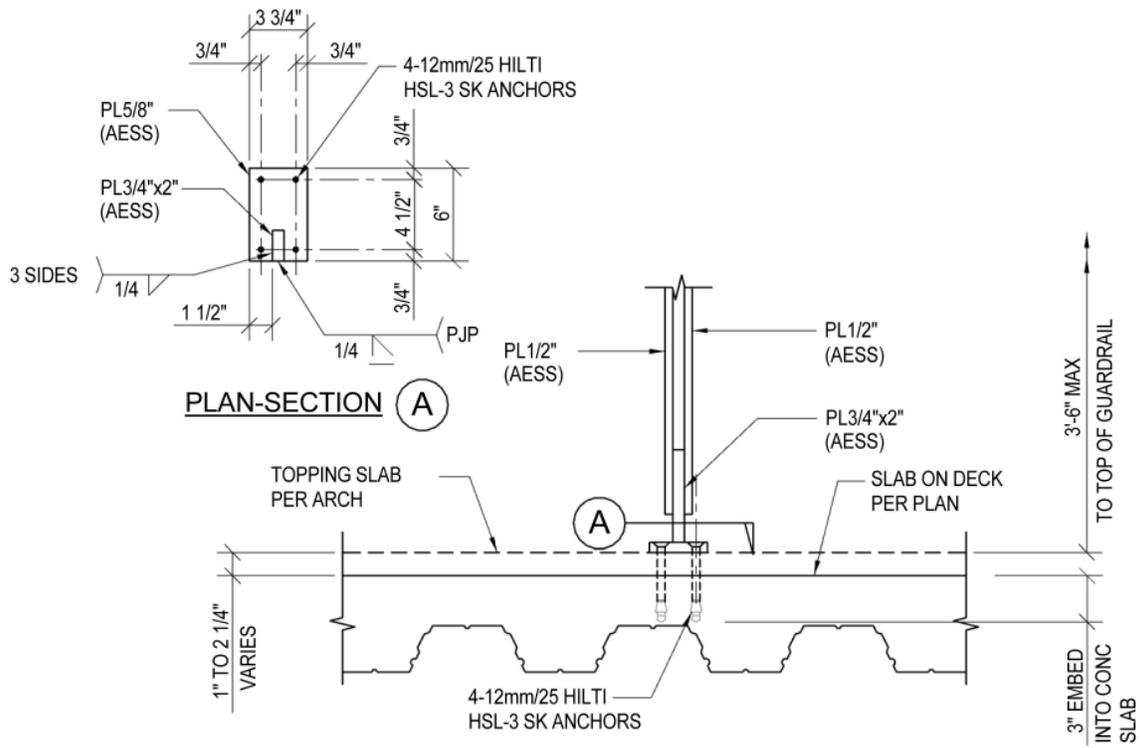
12 SURFACE MOUNTED S.S. GUARDRAIL BASE PLATE AT END SIDE OF GUARDRAIL  
 N.T.S.



4 GLASS CONNECTOR DETAIL AT END SIDE OF GUARDRAIL  
N.T.S.



1
**FLOOR MOUNTED GLASS GUARDRAIL - END CONN**  
 N.T.S.



1 FLOOR MOUNTED GLASS GUARDRAIL  
N.T.S.