



# Lease and Concession Contract for Advertising Services

**Lease Number** \_\_\_\_\_

## **Parties And Addresses:**

Authority: Hillsborough County Aviation Authority  
Post Office Box 22287  
Tampa, Florida 33622  
Telephone: 813-870-8700  
Fax: 813-875-6670

COMPANY: Lamar Airport Advertising Company  
100 Hartsfield Centre Parkway  
Suite 500  
Atlanta, GA 30354  
Telephone: 801-532-5006

Term Date: April 1, 2020 through March 31, 2023

---

## TABLE OF CONTENTS

<b>ARTICLE I.</b>	<b>DEFINITIONS</b>	<b>6</b>
SECTION 1.01	DEFINITIONS	6
SECTION 1.02	CONTRACT	9
<b>ARTICLE II.</b>	<b>SUMMARY OF CONTRACT PROVISIONS</b>	<b>10</b>
<b>ARTICLE III.</b>	<b>ASSIGNED AREAS</b>	<b>11</b>
SECTION 3.01	ASSIGNED AREAS DESCRIPTION	11
SECTION 3.02	ADDITIONS TO AND DELETIONS FROM THE ASSIGNED AREAS	11
SECTION 3.03	RECLAIMING OF ASSIGNED AREAS FOR AIRPORT PURPOSES	11
SECTION 3.04	MINOR MODIFICATIONS TO ASSIGNED AREAS	12
SECTION 3.05	INGRESS AND EGRESS	12
SECTION 3.06	ASSIGNED AREAS ACCEPTANCE AS IS	12
SECTION 3.07	NO WARRANTY OF ECONOMIC VIABILITY	13
<b>ARTICLE IV.</b>	<b>TERM</b>	<b>13</b>
SECTION 4.01	TERM	13
SECTION 4.02	RENEWAL OPTIONS	13
SECTION 4.03	HOLDOVER	13
SECTION 4.04	RIGHTS AND OBLIGATIONS UPON EXPIRATION OR TERMINATION	13
SECTION 4.05	END OF TERM TRANSITION	14
<b>ARTICLE V.</b>	<b>FEES, REPORTING, AND ACCOUNTING RECORDS</b>	<b>15</b>
SECTION 5.01	PRIVILEGE FEE	15
SECTION 5.02	GROSS RECEIPTS	16
SECTION 5.03	FAILURE TO MAKE TIMELY PAYMENTS	16
SECTION 5.04	AUTHORITY LIEN	17
SECTION 5.05	RECORD KEEPING, REPORTS, ANNUAL AUDIT, AND END OF YEAR ADJUSTMENT	17
SECTION 5.06	PAYMENT METHOD AND STATEMENT FILING	18
SECTION 5.07	FORM OF PAYMENT	19
SECTION 5.08	AUTHORITY RIGHT TO PERFORM AUDITS, INSPECTIONS, OR ATTESTATION ENGAGEMENTS	19
<b>ARTICLE VI.</b>	<b>ADVERTISING RATES AND APPROVALS</b>	<b>20</b>
SECTION 6.01	ADVERTISING RATES	20
SECTION 6.02	APPROVAL OF ADVERTISEMENTS/GRAPHICS	20
SECTION 6.03	UNSOLD SPACES	21
SECTION 6.04	GUARANTEED SPACES	21
SECTION 6.05	EMERGENCY DISPLAY	21
<b>ARTICLE VII.</b>	<b>PERMITTED USES</b>	<b>21</b>
SECTION 7.01	PERMITTED USE	21
SECTION 7.02	NON-EXCLUSIVE RIGHTS	22

SECTION 7.03	RESTRICTIONS	22
SECTION 7.04	PERMITS AND LICENSES	22
<b>ARTICLE VIII.</b>	<b>OPERATIONS AND PERFORMANCE STANDARDS</b>	<b>22</b>
SECTION 8.01	AUTHORITY RIGHT TO MONITOR PERFORMANCE	22
SECTION 8.02	OPERATING PROCEDURES AND STANDARDS	23
SECTION 8.03	QUALITY OF EQUIPMENT AND SERVICES	24
SECTION 8.04	CLEANING AND ROUTINE MAINTENANCE	24
SECTION 8.05	BADGING AND SECURITY REQUIREMENTS	25
SECTION 8.06	EMPLOYEE PARKING	25
SECTION 8.07	PAGING, AUDIO, VIDEO SYSTEMS AND FREQUENCY PROTECTION	26
SECTION 8.08	COMPLAINTS	26
SECTION 8.09	PROHIBITED ACTS	26
SECTION 8.10	FAILURE TO COMPLY WITH PERFORMANCE STANDARDS	27
<b>ARTICLE IX.</b>	<b>NON-DISCRIMINATION</b>	<b>28</b>
<b>ARTICLE X.</b>	<b>AIRPORT CONCESSION DISADVANTAGED BUSINESS ENTERPRISE</b>	<b>30</b>
SECTION 10.01	AUTHORITY POLICY	30
SECTION 10.02	NON-DISCRIMINATION	31
SECTION 10.03	ACDBE PARTICIPATION AND COMPLIANCE	31
<b>ARTICLE XI.</b>	<b>DISCLAIMER OF LIENS</b>	<b>32</b>
<b>ARTICLE XII.</b>	<b>DEFAULT, REMEDIES AND TERMINATION RIGHTS</b>	<b>32</b>
SECTION 12.01	EVENTS OF DEFAULT	32
SECTION 12.02	AUTHORITY REMEDIES	33
SECTION 12.03	CONCESSIONAIRE REMEDIES	34
SECTION 12.04	CONTINUING RESPONSIBILITIES OF CONCESSIONAIRE	34
<b>ARTICLE XIII.</b>	<b>INDEMNIFICATION</b>	<b>34</b>
<b>ARTICLE XIV.</b>	<b>INSURANCE</b>	<b>36</b>
SECTION 14.01	INSURANCE TERMS AND CONDITIONS	36
SECTION 14.02	REQUIRED COVERAGES	37
SECTION 14.03	INCIDENT NOTIFICATION:	39
SECTION 14.04	CUSTOMER CLAIMS, ISSUES, OR COMPLAINTS:	39
SECTION 14.05	CONDITIONS OF ACCEPTANCE	39
<b>ARTICLE XV.</b>	<b>SECURITY FOR PERFORMANCE</b>	<b>39</b>
SECTION 15.01	FORM OF SECURITY DEPOSIT	39
SECTION 15.02	APPLICATION OF SECURITY DEPOSIT	40
SECTION 15.03	RELEASE OF SECURITY DEPOSIT	40
<b>ARTICLE XVI.</b>	<b>PROPERTY DAMAGE</b>	<b>40</b>
SECTION 16.01	PARTIAL DAMAGE	40
SECTION 16.02	EXTENSIVE DAMAGE	40

SECTION 16.03	COMPLETE DESTRUCTION	40
SECTION 16.04	ABATEMENT OF FEES	41
SECTION 16.05	LIMITS OF AUTHORITY OBLIGATIONS DEFINED	41
SECTION 16.06	WAIVER OF SUBROGATION	41
<b>ARTICLE XXVII.</b>	<b>DAMAGING ACTIVITIES</b>	<b>41</b>
<b>ARTICLE XXVIII.</b>	<b>COMPLIANCE WITH LAWS, REGULATIONS, ORDINANCES AND RULES</b>	<b>42</b>
<b>ARTICLE XIX.</b>	<b>AIRPORT SECURITY</b>	<b>42</b>
<b>ARTICLE XX.</b>	<b>AMERICANS WITH DISABILITIES ACT</b>	<b>43</b>
<b>ARTICLE XXI.</b>	<b>FAA APPROVAL</b>	<b>43</b>
<b>ARTICLE XXII.</b>	<b>RIGHT OF FLIGHT</b>	<b>43</b>
<b>ARTICLE XXIII.</b>	<b>FEDERAL RIGHT TO RECLAIM</b>	<b>43</b>
<b>ARTICLE XXIV.</b>	<b>PROPERTY RIGHTS RESERVED</b>	<b>43</b>
<b>ARTICLE XXV.</b>	<b>ASSIGNMENT AND SUBCONTRACT</b>	<b>44</b>
<b>ARTICLE XXVI.</b>	<b>NON-EXCLUSIVE RIGHTS</b>	<b>44</b>
<b>ARTICLE XXVII.</b>	<b>RIGHT TO DEVELOP AIRPORT</b>	<b>44</b>
<b>ARTICLE XXVIII.</b>	<b>APPLICABLE LAW AND VENUE</b>	<b>44</b>
<b>ARTICLE XXIX.</b>	<b>RIGHT TO AMEND</b>	<b>45</b>
<b>ARTICLE XXX.</b>	<b>HEADINGS</b>	<b>45</b>
<b>ARTICLE XXXI.</b>	<b>NOTICES AND COMMUNICATIONS</b>	<b>45</b>
<b>ARTICLE XXXII.</b>	<b>SUBORDINATION TO TRUST AGREEMENTS</b>	<b>46</b>
<b>ARTICLE XXXIII.</b>	<b>SUBORDINATION OF AGREEMENT</b>	<b>46</b>
<b>ARTICLE XXXIV.</b>	<b>RADON GAS NOTIFICATION</b>	<b>46</b>
<b>ARTICLE XXXV.</b>	<b>RELATIONSHIP OF THE PARTIES</b>	<b>46</b>
<b>ARTICLE XXXVI.</b>	<b>AUTHORITY APPROVALS</b>	<b>46</b>
<b>ARTICLE XXXVII.</b>	<b>INVALIDITY OF CLAUSES</b>	<b>47</b>
<b>ARTICLE XXXVIII.</b>	<b>TIME IS OF THE ESSENCE</b>	<b>47</b>
<b>ARTICLE XXXIX.</b>	<b>TAXES</b>	<b>47</b>
<b>ARTICLE XL.</b>	<b>SIGNATURES</b>	<b>47</b>
SECTION 40.01	SIGNATURE OF PARTIES	47
SECTION 40.02	COUNTERPARTS	47
<b>ARTICLE XLI.</b>	<b>CONCESSIONAIRE AGENT FOR SERVICE OF PROCESS</b>	<b>48</b>
<b>ARTICLE XLII.</b>	<b>COMPLIANCE WITH PUBLIC RECORDS LAW</b>	<b>48</b>
<b>ARTICLE XLIII.</b>	<b>DATA SECURITY</b>	<b>49</b>
<b>ARTICLE XLIV.</b>	<b>FLORIDA PUBLIC ENTITY CRIMES</b>	<b>49</b>
<b>ARTICLE XLV.</b>	<b>HAZARDOUS SUBSTANCES AND OSHA COMPLIANCE</b>	<b>49</b>
<b>ARTICLE XLVI.</b>	<b>NON-DISCLOSURE</b>	<b>49</b>



---

<b>ARTICLE XLVII.</b>	<b>WAIVERS OF CLAIMS</b>	<b>50</b>
<b>ARTICLE XLVIII.</b>	<b>COMPLETE CONTRACT</b>	<b>50</b>
<b>ARTICLE XLIX.</b>	<b>PROHIBITION AGAINST CONTRACTING WITH SCRUTINIZED COMPANIES</b>	<b>50</b>

EXHIBIT A	SCOPE OF WORK
EXHIBIT B	SCRUTINIZED COMPANY CERTIFICATION
EXHIBIT C	ADVERTISING PLAN
EXHIBIT D	ADVERTISING LOCATIONS
EXHIBIT E	STATEMENT OF GROSS RECEIPTS
EXHIBIT F	CLEANING SCHEDULE
EXHIBIT G	TENANT WORK PERMIT HANDBOOK
EXHIBIT H	AUTHORITY CONCESSIONS DESIGN CRITERIA MANUAL

---

## LEASE AND CONCESSION CONTRACT[Click HERE and Type Lease Number]

This Lease and Concession Contract for Advertising Services (hereinafter referred to as Contract) is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2020 between the Hillsborough County Aviation Authority, an independent special district under the laws of the State of Florida whose post office address is Post Office Box 22287, Tampa, Florida 33622 (hereinafter referred to as Authority), and Lamar Airport Advertising Company, a Nevada corporation, authorized to do business in the State of Florida (hereinafter referred to as Concessionaire), (collectively hereinafter referred to as the Parties).

For and in consideration of the mutual covenants hereof, the Parties do hereby agree as follows:

### Article I. DEFINITIONS

#### Section 1.01 DEFINITIONS

The following terms shall have the meanings set forth below:

- A. **Advertising Program:** Static, digital, dynamic, experiential and promotional advertising that deliver general and brand messages to Airport guests on behalf of an advertiser and that are placed at the Airport and in or around other Authority-owned facilities or property as designated by Authority.
- B. **Airport:** Tampa International Airport.
- C. **Airside Terminals:** The four buildings designated as A, C, E and F supporting passenger airline operations and connected to the Main Terminal through which passenger aircraft are loaded or unloaded.
- D. **Airport Terminals:** The passenger transportation facilities at the Airport, existing or under construction as of the Effective Date of this Contract, or to be constructed during the Term of this Contract, known individually, as of the Effective Date, as the Main Terminal, Airside Terminal A, Airside Terminal C, Airside Terminal E, and Airside Terminal F, including all user movement areas, areas leased exclusively or preferentially to any third party or parties, common areas and baggage claim areas therein, and interconnecting hallways, concourses, and bridges.
- E. **Assigned Areas:** The specific locations for all Authority-approved advertising, as set forth in Exhibit D, Advertising Locations.
- F. **Authority Business Days:** 8:00 a.m. to 5:00 p.m., Eastern Time Zone, Monday through Friday, with the exception of Authority holidays.
- G. **Board:** The Hillsborough County Aviation Authority Board of Directors.

- 
- H. **Capital Investment:** Those dollars spent by Concessionaire in the actual furnishing, fixturing, and equipping of any portion of the Assigned Areas, including reasonable architectural and engineering fees.
- I. **CEO:** The Hillsborough County Aviation Authority Chief Executive Officer.
- J. **Common Areas:** Those areas of the Airport Terminals that are not leased, licensed, or otherwise designated or made available by Authority for exclusive or preferential use by a specific party or parties.
- K. **Concession:** The rights granted to Concessionaire by Authority to develop, operate, manage and maintain an Advertising Program, and operations related thereto, in accordance with the terms and conditions of this Contract.
- L. **Concession Manager:** Concessionaire's representative responsible for the day-to-day management and operation of the Concession who will at all times be an authorized official to represent and act on behalf of Concessionaire with regard to this Contract.
- M. **Concessionaire:** The legal entity that is party to this Contract who is bound by this Contract to develop, maintain and operate the Concession. Concessionaire shall include all approved sub-concessionaires of Concessionaire who are operating within the Assigned Areas pursuant to subleases with Concessionaire.
- N. **Contract:** This Lease and Concessions Contract for Advertising Services, including all exhibits, schedules, subsequent amendments and attachments thereto, executed by and between the Authority and the Concessionaire.
- O. **Contract Dates:**
1. **Commencement Date:** Company will begin providing Services on April 1, 2020.
  2. **Effective Date:** The date of full execution of this Contract by the Parties.
  3. **Expiration Date:** This Contract terminates on March 31, 2023, unless renewed in accordance with Section 4.02 below in which case this Contract will have a final termination date of March 31, 2025.
  4. **Term:** The period of time beginning on the Commencement Date and ending on the Expiration Date.
- P. **Contract Manager:** Authority representative responsible for coordinating and overseeing this Contract to include, but not be limited to, monitoring, interpreting and overseeing

---

Services with regard to the quality performed, the manner of performance, and Authority and customer satisfaction with performance levels.

- Q. **Contract Year:** (a) With respect to the first year of this Contract, the period commencing on April 1, 2020 and continuing through March 31, 2021. (b) With respect to subsequent years of this Contract, each consecutive twelve-month period thereafter.
- R. **FAA:** The Federal Aviation Administration or any successor thereto.
- S. **First Class:** A manner of operation of the Concession, a standard of quality of materials and construction, and/or a standard of quality of Services that meets standards in other airports throughout the United States.
- T. **General Aviation Airports:** Tampa Executive Airport, Peter O. Knight Aripport, and Plant City Airport.
- U. **Gross Receipts:** The total amount of monies paid to or earned by Concessionaire at or from the Assigned Areas in its performance of the Concession, as further described in Section 5.02.
- V. **Installation Period:** The time period not to exceed three months, as of the Commencement Date or as designated by Authority, in which Concessionaire has to install the Advertising Program assets.
- W. **Main Terminal:** The nine-level central passenger terminal building at the Airport that contains: Level 1-baggage claim; Level 2-airline ticket counters; Level 3-transfer to Airside Terminals; and Levels 4 through 9, – six short-term parking levels.
- X. **Maintenance Facility Manager:** Individual assigned by Concessionaire who is responsible for maintenance during the Term of this Contract. Maintenance Facility Manager must be locally-based during the Term of this Contract.
- Y. **Minimum Annual Privilege Fee (MAPF):** The minimum amount payable by Concessionaire to Authority for the Privilege Fee each Contract year of this Contract.
- Z. **Percentage Fee:** The annual fee paid by Concessionaire to Authority each Contract Year of this Contract, based on annual Gross Receipts for the rights and privileges granted herein.
- AA. **Privilege Fee:** The annual fee, comprised of the MAPF and Percentage Fee, paid by Concessionaire to Authority as consideration for the privilege of Advertising Program Concession rights.

- 
- BB. **Rental Car Center (RCC):** The consolidated rental car facility located south of the Main Terminal that houses the on-Airport rental car companies.
  - CC. **Services:** The services and deliverables to be performed and provided by Concessionaire as detailed in Exhibit A, Scope of Work.
  - DD. **Tenant Work Permit Handbook:** The compilation of Authority standards, procedures, requirements, and rules and regulations governing Concessionaire's construction activities at the Airport which is incorporated herein as Exhibit G. Authority reserves the right to amend the Tenant Work Permit Handbook during the Term. Any such amendment to the Tenant Work Permit Handbook will be binding on Concessionaire without need for amendment of this Contract, provided that such amendment of the Tenant Work Permit Handbook does not conflict with the other terms and conditions of this Contract.
  - EE. **Trade Fixtures:** All furniture, fixtures and major equipment installed by Concessionaire within the Assigned Areas for use in its performance of the Concession which may be removed from the Assigned Areas without causing material damage to the Assigned Areas.
  - FF. **Transition Period:** A period of not more than three (3) months following the Expiration Date of this Contract.
  - GG. **TSA:** The U.S. Department of Homeland Security Transportation Security Administration or any successor thereto.
  - HH. **Director of Concessions:** The Authority employee designated by Authority's Chief Executive Officer to manage and oversee this Contract.

## **Section 1.02        CONTRACT**

### **A. Exhibits**

The following Exhibits are attached hereto and are hereby incorporated and made a part of this Contract:

1. Exhibit A, Scope of Work
2. Exhibit B, Scrutinized Company Certification
3. Exhibit C, Advertising Plan
4. Exhibit D, Advertising Locations
5. Exhibit E, Statement of Gross Receipts
6. Exhibit F, Cleaning Schedule
7. Exhibit G, Tenant Work Permit Handbook
8. Exhibit H, Authority Concessions Design Criteria Manual

### **B. Interpretations**

1. Day(s), as used herein, unless otherwise stated, shall mean calendar day(s).
2. Month(s), as used herein, unless otherwise stated, shall mean calendar month(s).

**Article II. SUMMARY OF CONTRACT PROVISIONS**

The following table is a statement of key provisions of this Contract (hereinafter referred to as Summary of Contract Provisions).

Summary of Contract Provisions	
Authority Address:	Hillsborough County Aviation Authority Post Office Box 22287 Tampa, FL 33622 Attn: Airport Concessions Department Telephone: 813-870-8700 Fax: 813-875-6670  <u>Address for courier delivery:</u> Hillsborough County Aviation Authority Tampa International Airport 4100 George J. Bean Parkway, Suite 3311 Tampa, FL 33607
Concessionaire Address:	Lamar Airport Advertising Company 100 Hartsfield Centre Parkway, Suite 500 Atlanta, GA 30354
Concession Assigned Areas:	<u>Locations:</u> See Exhibit D, Advertising Locations
Effective Date:	Date of full execution of this Contract by the Parties
Commencement Date:	April 1, 2020
Initial Expiration Date:	March 31, 2023
Renewal Option Year 1 Expiration Date:	March 31, 2024
Renewal Option Year 2 Expiration Date:	March 31, 2025
Percentage Fee Rate:	Contract Year 1: 68% Contract Year 2: 65% Contract Year 3: 65% Renewal Option Year 1: 66% Renewal Option Year 2: 66%
Other Services:	Authority reserves the right to add or modify Services

---

---

	within the Assigned Areas.
--	----------------------------

**Article III. ASSIGNED AREAS**

**Section 3.01 ASSIGNED AREAS DESCRIPTION**

Authority hereby assigns to Concessionaire and Concessionaire hereby agrees to accept from Authority the Assigned Areas within the Airport Terminals and the General Aviation Airports as listed and depicted in Exhibit D, including any improvements to be made or modifications to be made thereto. No part of the Airport Terminals or any location on the Airport, the General Aviation Airports, or Authority-owned property shall be part of the Assigned Areas unless listed in Exhibit D.

**Section 3.02 ADDITIONS TO AND DELETIONS FROM THE ASSIGNED AREAS**

Authority and Concessionaire may, during the Term and by mutual agreement, add additional space(s) or delete space(s) from the Assigned Areas. All space(s) added to the Assigned Areas pursuant to this Section 3.02 shall be subject to all the terms, conditions, and other provisions of this Contract. The Parties agree to modify Exhibit D as necessary to incorporate other Services to the Assigned Areas and space deletions from the Assigned Areas by letter, executed by the Director of Concessions or designee, and acknowledged by Concessionaire, without need for formal amendment to this Contract.

**Section 3.03 RECLAIMING OF ASSIGNED AREAS FOR AIRPORT PURPOSES**

Authority reserves the right to reclaim the Assigned Areas when, in the sole discretion of Authority, such reclaiming is necessary for the development or operations of the Airport or is in the best interest of Authority. Authority will make a reasonable effort to identify other location(s) within the Airport Terminals containing substantially the same area, visibility and exposure to passenger traffic as the portion(s) of the Assigned Areas being reclaimed (such other location(s), if any, hereinafter referred to as the Replacement Assigned Areas).

Authority shall exercise such right to reclaim by giving Concessionaire not less than ninety (90) days prior written Notice of Intent to Reclaim Assigned Areas specifying the effective date of the reclaiming and identifying Replacement Assigned Areas, if any. Concessionaire shall, by written notice given to Authority no later than thirty (30) days after receipt of Notice of Intent to Reclaim Assigned Areas, notify Authority of its acceptance of the Replacement Assigned Areas, if any, whereupon, as of the effective date provided in the Authority Notice of Intent to Reclaim Assigned Areas:

1. All of the terms, covenants, conditions and provisions of this Contract shall continue in full force and effect and apply to the Replacement Assigned Areas;
2. Concessionaire shall move from the Assigned Areas, or portion(s) thereof being reclaimed by Authority, into the Replacement Assigned Areas on or before the effective date stated in the Authority Notice of Intent to Reclaim Assigned Areas and shall vacate and surrender possession of the Assigned Areas or portion(s) thereof being reclaimed by Authority; and

- 
3. Subject to the other provisions of this Contract, Concessionaire shall be deemed to have accepted possession of the Replacement Assigned Areas in its “as is” condition as of the effective date stated in the Authority Notice of Intent to Reclaim Assigned Areas.

Concessionaire shall not be compensated and Authority shall not be liable for any inconvenience to Concessionaire or for any interruption of Concessionaire’s business as a result of moving to Replacement Assigned Areas.

If no Replacement Assigned Areas are available, as determined solely by Authority, or if Concessionaire fails to respond to Authority Notice of Intent to Reclaim Assigned Areas within thirty (30) days after receipt of such notice or otherwise rejects the Replacement Assigned Areas, or if Authority deems the Services, use(s) or concept(s) are not appropriate at the Replacement Assigned Areas, then this Contract as it relates to the Assigned Areas or portion(s) thereof being reclaimed will terminate on the effective date provided in the Notice of Intent to Reclaim Assigned Areas and provisions of this Contract related to termination shall apply.

The Parties agree to modify Exhibit D as necessary, within ten (10) days of the effective date stated in the Notice of Intent to Reclaim Assigned Areas, to delete the portion(s) of the Assigned Areas being vacated and incorporate the Replacement Assigned Areas, if any. These modifications will be confirmed by letter executed by the Director of Concessions and acknowledged by Concessionaire, without need for formal amendment to this Contract.

#### **Section 3.04 MINOR MODIFICATIONS TO ASSIGNED AREAS**

Authority shall have the right to make minor modifications to any portion of the Assigned Areas at the sole discretion of Authority to accommodate Airport operations, security renovations, maintenance, or other work to be completed in the Airport Terminals. Minor modifications are subject to all provisions in Section 3.02.

#### **Section 3.05 INGRESS AND EGRESS**

Concessionaire will have the right of ingress to and egress from the Airport and the Assigned Areas for Concessionaire’s officers, authorized officials, employees, agents, and invitees, including customers, suppliers of materials, furnishers of services, equipment, vehicles, machinery and other property. Right of ingress and egress will be subject to FAA Regulations, as amended, applicable laws, and Authority Rules and Regulations and Operating Directives.

#### **Section 3.06 ASSIGNED AREAS ACCEPTANCE AS IS**

Concessionaire accepts the Assigned Areas and digital assets currently owned by the Authority in their present condition, as is and with all faults. Authority shall not be obligated to construct additional improvements or to modify existing conditions, nor to provide services of any type, character, or nature (including any utilities or telephone/data service) on or to the Assigned Areas during the Term other than as explicitly stated in this Contract.



---

**Section 3.07 NO WARRANTY OF ECONOMIC VIABILITY**

Authority makes no warranty, promises or representations as to the economic viability of the Assigned Areas or Concessionaire's business concept(s) or any other matter pertinent to the potential or likelihood for success or failure of Concessionaire's business operations. Concessionaire acknowledges that airline gate usage and other aspects of Airport operations are subject to change during the Term without notice and that the Authority makes no warranty regarding the location of airline gate usage. Except as is specifically set forth herein, Authority shall not, by virtue of the existence of this Contract, be constrained in connection with its operation of the Airport.

**Article IV. TERM**

**Section 4.01 TERM**

This Contract shall be effective and binding upon the Parties as of the Effective Date. The Term of this Contract begins on April 1, 2020, and continues through March 31, 2023, as stated in Article II, unless sooner terminated as herein provided.

**Section 4.02 RENEWAL OPTIONS**

This Contract may be renewed at the same terms and conditions hereunder for two discrete, one-year renewal periods at the discretion of the Authority CEO or designee, unless terminated earlier as provided herein. Such renewal will be effective by issuance of a written letter to Concessionaire by Authority CEO. If such renewal options are exercised, this Contract will have a final termination date of March 31, 2025.

**Section 4.03 HOLDOVER**

Any occupancy of Assigned Areas by Concessionaire with the written consent of Authority after the Expiration Date of this Contract shall be on a month to month basis with all provisions of this Contract, including fees and charges, remaining in place until such time that Authority gives notice to Concessionaire to surrender the Assigned Areas. Notice to surrender Assigned Areas will be provided not less than thirty (30) days prior to the anticipated surrender date.

Any occupancy of Assigned Areas by Concessionaire after the termination of this Contract without the written approval of Authority constitutes a month-to-month lease on the same terms and conditions as this Contract. Concessionaire must pay the Percentage Fee for the entire holdover period for that portion of Assigned Areas where this Contract has expired or been terminated. No occupancy of any portion of the Assigned Areas by Concessionaire after the expiration or other termination of this Contract with respect to such portion of the Assigned Areas extends the Term, except as a holdover tenancy. In the event of such holdover tenancy, Concessionaire shall indemnify Authority against all damages arising out of Concessionaire's holdover tenancy, including but not limited to, any costs incurred by Authority to evict Concessionaire, and all insurance policies required to be obtained and maintained by Concessionaire as set forth in this Contract shall continue in full force and effect.

**Section 4.04 RIGHTS AND OBLIGATIONS UPON EXPIRATION OR TERMINATION**

Concessionaire shall, upon termination of this Contract, with or without cause, surrender the Assigned

---

Areas to Authority peaceably, quietly and in as good order and condition as the same now are or may be hereafter improved by Concessionaire or Authority, reasonable use and wear thereof and damage by casualty, which damage Concessionaire did not cause and is not required to repair or restore, excepted. Concessionaire shall remove all equipment and signage. Authority shall be entitled to exercise the non-judicial remedy of restricting Concessionaire's access to the Assigned Areas as a means of enforcing Authority right of possession, including without limitation, the de-activation of Concessionaire's security badges or credentials; and this right of de-activation shall not, and legally cannot, limit or otherwise affect Authority governmental police powers to de-activate security credentials for security or other governmental reasons.

Upon expiration or termination of this Contract, subject to the Authority Lien described in Section 5.04, all furniture, fixtures and equipment installed by Concessionaire will become the property of the Authority. Authority may direct Concessionaire to remove and dispose of furniture, fixtures and equipment installed by Concessionaire and Concessionaire brand proprietary property, inventory and other personal property at Concessionaire's sole expense. Concessionaire will remove and dispose of such furniture, fixtures and equipment and leave the Assigned Areas in broom clean condition. Any damage to the Assigned Areas caused by Concessionaire's removal of such furniture, fixtures, equipment or property shall be immediately repaired by Concessionaire at Concessionaire's expense and to the satisfaction of Authority. Notwithstanding the foregoing, if Concessionaire fails to remove such furniture, fixtures, equipment or property within ten (10) days from the date of expiration or termination of this Contract, then Concessionaire shall be deemed to have abandoned same and Authority shall have the right, at its option, and in its sole discretion, to take title to said furniture, fixtures, equipment and/or property and sell, contract, salvage, or dispose of the same in any manner permitted by law. Concessionaire shall have no right, interest or claim in or to any proceeds of the sale or other disposition of such items. Any net expense Authority incurs in disposing of such items shall be immediately reimbursed by Concessionaire. No act by Authority shall be deemed an acceptance of a surrender of the Assigned Areas. No acceptance of a surrender of the Assigned Areas shall be valid unless it is in writing and signed by Authority.

#### **Section 4.05           END OF TERM TRANSITION**

During the final year of this Contract, Authority reserves the right to award and transition to a new contract for advertising services upon termination of this Contract that may include rights to the Assigned Areas or portions thereof. If Concessionaire is not selected for the new contract, Authority will notify Concessionaire in writing of the exact dates of the Transition Period. Concessionaire will cooperate fully with Authority and Concessionaire's successor to ensure an effective and efficient transition of the Assigned Areas and concession operations to the successor. At the end of the Transition Period, Concessionaire will retain ownership of digital equipment and static displays which were purchased by Concessionaire during the Term of this Contract and, unless agreed to otherwise in writing by both Parties, will remove such digital equipment and static displays and is responsible for restoring all building finishes to their pre-installation condition. Concessionaire acknowledges its responsibility to continuously perform the Concession in a First Class manner during the transition to the successor.

---

---

**Article V. FEES, REPORTING, AND ACCOUNTING RECORDS**

**Section 5.01 PRIVILEGE FEE**

In consideration of the rights granted herein to operate the Concession, beginning on the Commencement Date and continuing through the Term, Concessionaire agrees to pay to Authority for each Contract Year, or portion thereof, a Privilege Fee equal to the sum of the MAPF and the Percentage Fee. The payment of this Privilege Fee is not a payment of rent, but is a payment excluded from the tax imposed by Florida Statute Section 212.02(10)(j).

A. MAPF.

The MAPF paid by Concessionaire to Authority on a monthly basis for each year of this Contract is listed in the table below.

Contract Year	MAPF
1*	\$1,500,000.00
2	\$1,550,000.00
3	\$1,600,000.00
Renewal Option Year	
4	\$1,650,000.00
5	\$1,700,000.00

\*Note: The MAPF for Contract Year 1 will be pro-rated to include the first day following the Installation Period and will continue through the end of Contract Year 1.

B. Percentage Fee.

In addition to the MAPF, Concessionaire shall pay the Percentage Fee for each Contract Year in an amount equal to Gross Receipts for the Contract Year multiplied by the Percentage Fee Rate stated in the Summary of Contract Provisions, but only to the extent that such amount exceeds the MAPF for the Contract Year. If the Percentage Fee calculated in accordance with this Section 5.01 is an amount less than the MAPF, no Percentage Fee shall be payable. The Percentage Fee is calculated for Contract Year 1 beginning April 1, 2020.

C. Payment of Privilege Fee.

On or before the first day following the Installation Period, and the first day of each month thereafter, Concessionaire shall pay to Authority, in advance and without set off, deduction, prior notice, or demand, one-twelfth (1/12th) of the MAPF. For any payment period of less than one month, the MAPF payment shall be paid on a pro rata basis in the same proportion that the number of days in the payment period bears to the total number of days in the month for which the MAPF is payable.

Within ten (10) business days after the end of each month during the Term of this Contract,

---

Concessionaire shall pay to Authority the Percentage Fee in the amount, if any, by which Gross Receipts for the Contract Year to date (for the Contract Year in which the month falls) multiplied by the Percentage Fee Rate exceeds the sum of MAPF and Percentage Fee previously paid for such Contract Year, as shown on Exhibit E, Statement of Gross Receipts. The monthly payments of the Concessionaire for the MAPF and the Percentage Fee shall be subject to reconciliation at the end of each year in order that at the end of each and every Contract Year during the term of this Contract, the Concessionaire shall have paid to Authority that amount based upon either the Percentage Fee or upon the MAPF, whichever is greater.

## **Section 5.02 GROSS RECEIPTS**

For purposes herein, Gross Receipts shall include any and all charges, fees or other revenue charged by Concessionaire for all Services and advertising at or relating to the Advertising Program. Charges and fees shall consist of all revenues received or realized by or accruing to Concessionaire or the value of all "in kind" goods or Services received from all sales, for cash or credit, or all goods and Services provided including all fees received by Concessionaire from subcontractors or agents, regardless of when or where the order therefore is received or delivered, whether on a cash basis or credit; however, Concessionaire may deduct the amount of any sales tax or other excise tax imposed upon the customer and billed to the customer as a separate item and which are collected by the Concessionaire as agent for the taxing authority imposing the tax and which are payable directly to the taxing authority by Concessionaire. No exclusion shall be allowed for taxes levied on Concessionaire's activities, facilities, equipment, real or personal property, payroll taxes, income taxes, or other charges which recoup operating costs.

Within ten (10) business days after the end of each month of the Term of this Contract, Concessionaire will submit to Authority, with detail satisfactory to the Authority, a statement of its Gross Receipts during the preceding month. Said statement, a sample of which is attached hereto in Exhibit E, Statement of Gross Receipts, is to be signed by an authorized management officer of Concessionaire. Concessionaire will remit to the Authority with each monthly statement that amount of the Percentage Fee payments due for that month.

## **Section 5.03 FAILURE TO MAKE TIMELY PAYMENTS**

Without waiving any other right or action available to Authority, in the event Concessionaire is delinquent in the payment of fees or charges hereunder or rightly due and owing by an audit of Concessionaire's books and records as provided in Section 5.08, and in the event Concessionaire is delinquent in paying to Authority any such fees or charges for a period of seven (7) days after the payment is due, Authority reserves the right to charge Concessionaire a penalty of \$250 per day, for each day Concessionaire is late submitting payment.

In the event of a dispute as to the amount to be paid, Authority shall accept the sum tendered without prejudice and, if a deficiency is determined to exist, interest shall apply only to the deficiency.

The right of Authority to require payment of interest and the obligation of Concessionaire to pay same shall be in addition to and not in lieu of the right of Authority to enforce other provisions herein, including termination of this Contract, and to pursue other remedies provided by law.

---

The failure of Authority to take action in the event of a delinquent payment or series of payments shall in no way waive the right of Authority to take action at a subsequent time. Authority expects all fees and charges to be paid on time and Concessionaire agrees to pay on time.

Notwithstanding other provisions of this Contract, and without limiting the other provisions of this Contract concerning, among other things, events deemed to constitute default of Concessionaire, Authority may, in Authority reasonably exercised discretion, terminate this Contract upon written notice to Concessionaire if (i) there are recurring instances in which Concessionaire's payments required hereunder are not timely or are insufficient to cover sums actually due and payable; or (ii) Concessionaire fails to maintain adequate records and accounts reflecting its business operations related to the Advertising Locations and calculation of Gross Receipts under this Contract; or (iii) Concessionaire fails or refuses to submit the formal supporting paperwork as required herein.

#### **Section 5.04            AUTHORITY LIEN**

Authority shall have a lien upon all Trade Fixtures and personal property of Concessionaire placed in or on the Assigned Areas, to the extent permitted by law, for the purpose of securing the payment of all sums of money that may be due to Authority from Concessionaire under this Contract.

This lien shall supersede any other lien including any lien created in connection with Concessionaire's financing. Concessionaire is prohibited from pledging any Trade Fixtures and/or personal property without prior, written permission of the Authority.

#### **Section 5.05            RECORD KEEPING, REPORTS, ANNUAL AUDIT, AND END OF YEAR ADJUSTMENT**

- A. Generally Accepted Accounting Principles. Concessionaire shall prepare and maintain, in accordance with Generally Accepted Accounting Principles, complete and accurate books and records that include all financial transactions in the performance of this Contract. Concessionaire's system of accounts shall allow each Assigned Area to be distinguished from all other Assigned Areas. Concessionaire shall maintain source documents sufficient to support its books, records, and reports. All monies related to this Contract shall be deposited to and paid from a business bank account(s), the records for which shall be subject to review and audit in accordance with the provisions hereof.
  
- B. Annual Audit. No later than ninety (90) days after the end of each Contract Year during the Term, Concessionaire shall, at its sole cost and expense, provide an annual audit report by an independent Certified Public Accountant, licensed in the State of Florida and acceptable to Authority, of Concessionaire's monthly Gross Receipts and the amounts paid to Authority as a Percentage Fee for the subject Contract Year, or part thereof (said annual audit report hereinafter referred to as Annual Report). There may be no limitation on the scope of the engagement that would preclude the auditor from expressing an unqualified opinion as to the correctness and completeness of the reported Gross Receipts. The engagement will include a Schedule of Gross Receipts and Percentage Fees for each month of the Concessionaire's

---

operations in this Contract Year, prepared in accordance with the comprehensive basis of accounting defined herein and reported in a format acceptable to Authority. The engagement will be conducted in accordance with Generally Accepted Auditing Standards and shall include an opinion on whether the Schedule of Gross Receipts and Percentage Fees has been completely and accurately presented, calculated and reported according to the terms of this Contract.

Authority reserves the right to challenge any findings or conclusions of the Annual Report if it believes an error may have occurred. In such event, Authority may conduct its own audit under the provisions in Section 5.08, or may require production of the supporting documentation used to reach the finding or conclusion in question. The resolution by Authority of any dispute will be final. Delivery of an Annual Report containing a qualified opinion, or an adverse opinion, or a disclaimer of opinion as defined in the Statements on Auditing Standards, as may from time to time be amended or superseded, issued by the Auditing Standards Board of the American Institute of Certified Public Accountants, or any successor board or agency thereto, will be deemed a material breach of this Contract.

If Concessionaire has paid to Authority an amount greater than Concessionaire is required to pay as Privilege Fee for a Contract Year under the terms hereof, Concessionaire shall be entitled to a credit against Concessionaire's monthly installment of the Privilege Fee for the amount of the overpayment. If Concessionaire has paid less than the amount required to be paid as Privilege Fee for such Contract Year, then Concessionaire shall pay the difference to Authority fifteen (15) days from the date of invoice.

- C. Form, Frequency, and Method of Reporting. Acceptance of monthly reports and payments by Authority does not constitute agreement by Authority with the amounts reported and paid. Authority reserves the right to change the form and frequency of reports and statements, including, but not limited to, the Statement of Gross Receipts, and to require the submission by Concessionaire of other statistics and information pertaining to the Gross Receipts hereunder. Concessionaire agrees to change the form of the required reports and statements as requested by Authority and to provide any additional statistics and information Authority may request.

Authority shall have the right at any time to require that reports be delivered electronically using technology and procedures designated by Authority. If Authority instructs Concessionaire to deliver any reports and statements required hereunder by computer, e-mail, internet website, or transmission, Authority shall not be obligated to furnish Concessionaire with the equipment or systems necessary to do so.

## **Section 5.06            PAYMENT METHOD AND STATEMENT FILING**

Concessionaire will submit all payments of Percentage Fee and all other fees and charges by Automated Clearing House electronic transfers. Reports and statements required to be filed by this Contract shall be delivered to [Receivables@TampaAirport.com](mailto:Receivables@TampaAirport.com).

The designated payment method and filing may be changed at any time by Authority upon ten (10) days

---

written notice to Concessionaire.

**Section 5.07 FORM OF PAYMENT**

All payments due under this Contract shall be paid in lawful money of the United States of America. Authority may accept payment without prejudice to its right to recover the balance of said amount due and to pursue any other remedies in this Contract or otherwise.

**Section 5.08 AUTHORITY RIGHT TO PERFORM AUDITS, INSPECTIONS, OR ATTESTATION ENGAGEMENTS**

Notwithstanding Concessionaire's requirement to submit the Annual Report set forth herein, Authority, or its representative, will have the right through the expiration of the third year after the expiration or termination of this Contract and at all reasonable times, to review all books, records, and contracts of Concessionaire and where applicable, all individuals or other business entities who are party to this Contract, to substantiate the accuracy of reported Gross Receipts and Concessionaire's compliance with other provisions of this Contract. This includes, but is not limited to, financial statements, general ledgers, sales journals, daily or periodic summary reports, inventory and purchasing records, cash register or computer terminal tapes or reports, bank deposit slips, bank statements, cancelled checks, tax reports/returns filed with state or federal entities, discount or rebate/allowance contracts, records of refunds or voids, and joint venture or partnership contracts. Such right of examination shall include cooperation by Concessionaire personnel (including, but not limited to, cooperation in sending confirmations to Concessionaire's suppliers or others, assisting Authority in obtaining from governmental entities official copies of tax reports/returns, and disclosing all bank or other accounts into which Gross Receipts are deposited) as reasonably considered necessary by Authority, or its representative, to complete the engagement. There may be no limitation in the scope of the engagement that would hinder Authority in testing the accuracy and completeness of the reported Gross Receipts. All such books, records, and contracts shall be kept for a minimum period of five (5) years upon termination or expiration of this Contract.

Engagements will be conducted at the Airport. However, if agreed to by Authority, the engagement can be conducted at another location, in which event Concessionaire shall reimburse Authority for reasonable transportation, food and lodging costs associated with the engagement, accrued in accordance with Authority Policy and Standard Procedure relating to Travel Expenses. Concessionaire shall allow Authority representatives to photocopy any records the representatives determine to be necessary to conduct and support the engagement. Concessionaire shall provide Authority representatives with retrievals of computer-based record or transactions the representatives determine to be necessary to conduct the engagement. Concessionaire shall not charge Authority for reasonable use of Concessionaire's photocopy machine while conducting the engagement, nor for any cost of retrieving, downloading to storage media and/or printing any records or transactions stored in magnetic, optical microform or other media. Concessionaire shall provide all records and retrievals requested within seven (7) days of the request. The Parties recognize that Authority will incur additional costs if records requested are not provided in a timely manner and that the amount of those costs is difficult to determine with certainty. Consequently, the Parties agree that Authority may assess liquidated damages in the amount of \$100 per day for each record requested that is not received. Such damages may be

---

assessed beginning on the eighth (8<sup>th</sup>) day following the date the request was made. Accrual of such damages will continue until specific performance is accomplished.

If, as a result of any engagement, it is established that Concessionaire owes additional fees or charges to Authority, Concessionaire will pay such additional fees and charges and Authority may assess interest in accordance with Section 5.03. If it is established that Concessionaire underreported Gross Receipts or underpaid fees related to Gross Receipts by three percent (3%) or more for the period under consideration, the entire expense of the engagement may be billed to Concessionaire. Any additional payments due shall be paid no later than Concessionaire's next payment of the monthly installment of the Percentage Fee, by Concessionaire to Authority. If it is established that Concessionaire underreported Gross Receipts or underpaid fees related to Gross Receipts by five percent (5%) or more for the period under consideration, Authority shall be entitled to terminate this Contract for cause upon thirty (30) days' written notice, regardless of whether the deficiency is paid. If as a result of any engagement, it is established that Concessionaire has correctly reported or over reported Gross Receipts or has paid fees related to Gross Receipts equivalent to or greater than the sum due, Concessionaire shall be entitled to a credit against Concessionaire's next monthly installment of the Percentage Fee for the amount of the overpayment and the entire expense of the engagement shall be paid by Authority.

## **Article VI. ADVERTISING RATES AND APPROVALS**

### **Section 6.01 ADVERTISING RATES**

Concessionaire will make good faith efforts in every proper manner to maintain, develop and increase the sales of advertising developed hereunder throughout the Term of this Contract. Authority and Concessionaire understand that the advertisements in the Assigned Areas may be subject to quantity purchase and/or other incentive discounts and to standard sales/advertising agency deductions or commissions.

Concessionaire will submit to Authority, upon request, a report indicating the monthly, yearly and multiple year rates charged for each advertising location.

### **Section 6.02 APPROVAL OF ADVERTISEMENTS/GRAPHICS**

- A. Concessionaire agrees to use the Assigned Areas solely for the sale and placement of advertisements. All advertisements, advertising copy, advertising materials and manners of commercial presentation and advertising contracts (hereinafter referred to as "Advertisements") will be submitted in advance to Authority for its review and approval. Advertising contracts submitted for approval will designate whether the advertiser is a local, regional or a national company. The Authority will provide written notice to Concessionaire of its approval or disapproval of such Advertisements within ten (10) Authority Business Days of Concessionaire's submission of a graphics sample to Authority. Concessionaire will not display any Advertisements not previously approved by Authority. Authority's approval will not be unreasonably withheld. All subject matter and materials will comply with Chapter 847 of the Florida Statutes, as may be amended from time to time.



- 
- B. Concessionaire will immediately remove upon written demand of Authority, any disapproved or unapproved Advertisements at Concessionaire's sole cost and expense. In the event that any such Advertisement is not removed promptly upon receipt of written demand by Authority, Authority will have the right, but not the obligation, to remove and store said Advertisement for a period not to exceed ten (10) days, during which time Concessionaire will retrieve and remove such Advertisement or obtain approval to display such Advertisement. Authority will not in any way be held responsible or liable for any damage to or destruction of any Advertisement so removed. Concessionaire will pay all costs associated with the removal and storage of any Advertisement by Authority.

In addition, Concessionaire will promptly remove or modify the presentation of any Advertisement if so directed by the Authority. Advertisements that are considered offensive by Authority will not be permitted.

### **Section 6.03            UNSOLD SPACES**

Concessionaire will advise Authority of any unsold Assigned Areas. Any advertisement location in Concessionaire's unsold Assigned Areas will be made available to Authority for Authority's use, at Authority's expense or for Authority-approved filler which will be installed by Concessionaire at no expense to Authority, until such time as Concessionaire has sold such Assigned Areas. Authority may select filler for all new air service programs and other Authority initiatives, such as general announcements regarding the Airport and its services and programs, collectively called Authority Content. Selection of filler will be at Authority's discretion. All fillers will be kept fresh and current and will be replaced if requested by Authority. Concessionaire will endeavor to ensure no more than thirty percent (30%) of the advertisement locations in Concessionaire's Assigned Areas will remain unsold for over thirty (30) days.

### **Section 6.04            GUARANTEED SPACES**

Authority reserves the right to require Concessionaire to display Authority Content on all digital Assigned Areas. Such Authority Content on digital Assigned Areas will be inserted by Concessionaire within the on screen rotation, also referred to as the Digital Loop, at a minimum of one spot on the Digital Loop based on paid advertiser occupancy and Authority approval.

### **Section 6.05            EMERGENCY DISPLAY**

In the event of an Airport-related emergency, Authority reserves the right to display emergency announcements on all digital Assigned Areas.

## **Article VII.            PERMITTED USES**

### **Section 7.01            PERMITTED USE**

- A. Uses. The Assigned Areas shall be used by Concessionaire only for the purposes of performing

---

the Concession, as further described in this Article VII, and for such other uses as Authority may agree to in writing. Concessionaire will place advertisements in Authority-approved advertisement locations. Concessionaire will provide the Services in accordance with this Contract and Exhibit D, Advertising Locations, which is attached hereto and made a part hereof. Concessionaire will install, provide, and supply: (i) advertising and (ii) other furnishings. All of the foregoing will be provided by Concessionaire at its sole cost and expense per the terms and conditions of this Contract. There will be no charge whatsoever to the Authority.

B. Other Services. Authority reserves the right to add or modify Services within the Assigned Areas.

### **Section 7.02 NON-EXCLUSIVE RIGHTS**

The rights granted herein for the performance of the Concession shall be non-exclusive. Authority may, at any time, award space (existing or newly created) to other parties who may have rights or may sell goods or services similar to those non-exclusively granted herein. Authority may, in its sole discretion, grant exclusive rights to other concessionaires to sell goods or services that Concessionaire is not authorized to sell.

In the event of a dispute between Concessionaire and any other party operating at the Airport or other Authority-approved location as to the rights of the parties under their respective contracts, Authority shall determine the rights of each party and Concessionaire agrees to be bound by Authority decision.

### **Section 7.03 RESTRICTIONS**

Nothing in this Article will be construed as authorizing Concessionaire to conduct any business separate and apart from this Contract or in areas other than the Assigned Areas.

Any and all rights and privileges not specifically granted to Concessionaire for its use of and operations at the Assigned Areas pursuant to this Contract are hereby reserved for and to Authority.

### **Section 7.04 PERMITS AND LICENSES**

Concessionaire will obtain and maintain throughout the Term all permits, certificates, licenses, or other authorizations required in connection with the operation of the Concession. Copies of all required permits, certificates, licenses, or other authorizations will be appropriately displayed within the Assigned Areas and forwarded to Authority upon issuance and each renewal.

## **Article VIII. OPERATIONS AND PERFORMANCE STANDARDS**

### **Section 8.01 AUTHORITY RIGHT TO MONITOR PERFORMANCE**

A. Performance Audits. It is the intention of Authority that Concessionaire's business be conducted in a manner so as to meet the needs of Airport patrons and employees and in a manner that will reflect positively upon the Concessionaire and Authority. The Concessionaire shall equip, organize and efficiently manage the Concession to provide First Class service and equipment in a clean, attractive and pleasant atmosphere at all Assigned Areas.

---

Authority in its sole discretion shall have the right to raise reasonable objections to the condition and quantity of the equipment located in the Assigned Areas, and to require any such conditions or practices objectionable to Authority to be promptly remedied by Concessionaire. If requested by Concessionaire, Authority shall submit its objections in writing and provide Concessionaire an opportunity to reply to the objections. Such reply will be given consideration by Authority.

Authority reserves the right to conduct periodic performance audits of the Assigned Areas to assure that all of the operational, safety and compliance standards of this Contract are consistently performed by Concessionaire. Concessionaire acknowledges that performance audits will be conducted by Authority, or its representative, and hereby agrees to cooperate with all performance audits.

1. Performance audits may include minimum objective standards in any or all of the areas of (i) equipment quality; (ii) customer service; and (iii) cleanliness and maintenance. If Concessionaire fails to meet minimum standards in any of these areas, Authority may, at its discretion, assess fines as set forth in Section 8.10.
  2. In order to assure consistent adherence to performance standards throughout the Term, the Authority will use a rolling 12-month cycle in the recording of incidents of failure to meet standards. Authority reserves the right to assess fines for violations of performance standards as set forth in Section 8.10.
  3. Repeated violations and deficiencies in performance by Concessionaire may be cause, at Authority sole discretion, to terminate this Contract.
- B. Annual Review. No later than ninety (90) days after the end of each Contract Year of the Term, Concessionaire and Authority will meet to review and evaluate the customer service, equipment and operational performance of each Assigned Area. During the course of the review, Authority may determine, in its sole discretion, that the performance of one or more of the Assigned Areas is unsatisfactory.

## **Section 8.02 OPERATING PROCEDURES AND STANDARDS**

- A. Authority Requirements. The occupancy and use by Concessionaire of the Assigned Areas and the rights herein conferred upon Concessionaire shall be subject to Authority Rules and Regulations and Operating Directives as are now or may hereafter be prescribed by Authority through the lawful exercise of its powers.
- B. Additional Compliance. Concessionaire shall comply with all applicable governmental laws, ordinances, regulations, codes and permits in the conduct of its operations under this Contract including, but not limited to, TSA regulations regarding procedures.

---

### **Section 8.03           QUALITY OF EQUIPMENT AND SERVICES**

Concessionaire shall ensure that all customers are provided First Class equipment and Services, and Concessionaire shall have at all times of operation a sufficient supply of equipment at each Assigned Area to meet the demand of customers.

If Authority identifies any deficiencies with respect to the operations, including, without limitation, quality and quantity of equipment, Concessionaire shall be notified in writing by Authority and shall correct, or cause to be corrected, such deficiency within seven (7) days, unless Authority authorizes in writing a longer period. If Concessionaire fails to correct within seven (7) days after written notice is given by Authority, Authority may assess fines as described in Section 8.10.

### **Section 8.04           CLEANING AND ROUTINE MAINTENANCE**

- A. General Obligations. Concessionaire shall ensure that the Concession is maintained and operated in a First Class manner and that the equipment is kept in a safe, clean, orderly and inviting condition at all times in a manner satisfactory to Authority. To comply with these requirements, Concessionaire must regularly review or cause to be reviewed the Assigned Areas and its operations at the Airport.
  
- B. General Maintenance. Concessionaire will provide at its own expense such janitorial and cleaning services and supplies as may be necessary in the operation and maintenance of the Assigned Areas. Concessionaire also agrees to maintain all Advertisements and keep the Assigned Areas clean, neat and attractive in appearance.

Concessionaire agrees to maintain and make necessary general repairs to all of the improvements, fixtures and equipment placed or installed in the Assigned Areas, including, without limitation, signs, showcases, and displays. Concessionaire agrees to keep and maintain in good condition the electrical equipment located in the Assigned Areas.

- C. Repairs. All repairs done by Concessionaire or on its behalf will be of First Class quality in both materials and workmanship. All repairs will be made to conform to the rules and regulations prescribed from time to time by federal, state or local authorities having jurisdiction over the work in Concessionaire's Assigned Areas, including the Authority.
  
- D. Routine Refurbishment. On or about the commencement of each Contract Year, representatives of Authority and Concessionaire shall tour the Assigned Areas and jointly agree upon what, if any, routine refurbishment is required to maintain the Assigned Areas in First Class condition. Concessionaire shall promptly undertake such refurbishment at its sole cost and expense. If Concessionaire and Authority cannot jointly agree upon the type and extent of refurbishment, Authority may determine, in its sole discretion, the refurbishment required. For purposes of this Section 8.04, refurbishment shall mean the replacement or repair of worn equipment.
  
- E. Authority Sole Judge of Maintenance. Authority shall be the sole judge of the quality of Concessionaire's maintenance of the Assigned Areas. Authority or its representative may at any

---

time, without notice, enter the Assigned Areas to determine if maintenance satisfactory to Authority is being performed. Performance by Concessionaire of maintenance pursuant to a written maintenance plan previously approved by Authority shall be conclusive evidence of satisfactory maintenance unless Authority determines that there is a present and substantial danger or safety hazard within the Assigned Areas. If Authority determines that maintenance is not satisfactory, Authority shall notify Concessionaire in writing. Concessionaire will perform the required maintenance, to the satisfaction of Authority, within fifteen (15) days after receipt of written notice or Authority or its representative shall have the right to enter upon the Assigned Areas and perform the maintenance. Concessionaire agrees to promptly reimburse Authority for the costs thereof, plus an administrative fee of 15 percent (15%) of such maintenance costs.

### **Section 8.05           BADGING AND SECURITY REQUIREMENTS**

All of Concessionaire's personnel who work at the Airport must apply for and be issued a proper security identification badge prior to beginning work at the Airport. Concessionaire shall be responsible for ensuring personnel, vendor and contractor compliance with all security rules, regulations and procedures including, but not limited to, those issued by the FAA, TSA, and Authority. The rules, regulations and procedures of the FAA, TSA and Authority regarding security matters may be modified during the Term and Concessionaire shall be required to comply with all modifications. Concessionaire shall pay all costs associated with obtaining the required security identification badge and security clearances for its personnel, including, but not limited to, the costs of training and badging as established by Authority.

Authority will fine Concessionaire for each security identification badge that is lost, stolen, unaccounted for or not returned to Authority at the time of security identification badge expiration, employee termination, termination of this Contract, or upon written request by Authority. This fine will be due within fifteen (15) days from the date of invoice. The fine is subject to change without notice, and Concessionaire will be responsible for paying any increase in the fine.

If any of Concessionaire's personnel is terminated or leaves Concessionaire's employment, Authority must be notified immediately, and the security identification badge must be returned to Authority promptly.

Concessionaire's personnel who are issued security identification badges shall only utilize such badges and access rights in connection with the operation of Concessionaire's business as outlined herein. Concessionaire's personnel shall be informed by Concessionaire in writing of this requirement and a violation of such shall be a basis for the termination of a person's employment if that person violates such restrictions.

### **Section 8.06           EMPLOYEE PARKING**

Nothing in this Contract shall be deemed to require Authority to provide parking to Concessionaire's personnel. Authority may provide parking accommodations to Concessionaire's personnel in common with employees of other concessionaires and users of the Airport subject to the payment of reasonable charges therefor as may be established from time to time by Authority. In such event, Concessionaire's

---

personnel shall be required to park within the designated areas.

**Section 8.07            PAGING, AUDIO, VIDEO SYSTEMS AND FREQUENCY PROTECTION**

If Concessionaire installs with Authority approval, in accordance with Exhibit G, Tenant Work Permit Handbook and Exhibit H, Authority Concessions Design Criteria Manual, any type of radio transceiver or other wireless communications equipment, Concessionaire will provide frequency protection within the aviation air/ground VHF frequency band and the UHF frequency band in accordance with restrictions promulgated by the FAA for the vicinity of FAA Transmitter or Receiver facilities. Frequency protection will also be provided for all other frequency bands operating in the vicinity of Concessionaire's equipment. If frequency interference occurs as a result of Concessionaire's installation, Authority reserves the right to shut down Concessionaire's installation until appropriate remedies to the frequency interference are made by Concessionaire. Remedies may include relocation of Concessionaire's equipment to another site. The cost to remedy the frequency interference will be solely at Concessionaire's expense.

**Section 8.08            COMPLAINTS**

All customer complaints referred to Concessionaire by Authority must be responded to by Concessionaire within 48 hours of notice. A written copy of Concessionaire's response shall be delivered to Authority within the 48-hour period.

**Section 8.09            PROHIBITED ACTS**

Unless approved in writing in advance by Authority, which approval is in the Authority sole discretion, Concessionaire shall not install or permit to be installed vending machines in the Assigned Areas. Authority reserves the right to install and maintain, through independent contractors, vending machines at the Airport including in Assigned Areas.

Concessionaire will not place excessive loads on the walls, ceilings, and floor or pavement areas of the Airport and will repair any area damaged by excessive loading to the satisfaction of Authority.

Unless approved in writing in advance by Authority, which approval is in Authority sole discretion, Concessionaire will not permit the active display or operation on the Assigned Areas of any Advertisement that flies, flashes, or emits a noise or odor.

Unless approved in writing in advance by Authority, which approval is in Authority sole discretion, Concessionaire will not keep or display any merchandise on or within, or otherwise obstruct, any part of the Airport Terminals outside of the Assigned Areas. Concessionaire shall keep all service corridors, hallways, stairways, doorways, or loading docks leading to and from the Assigned Areas free and clear of all obstructions.

Concessionaire will not interfere or permit interference with the use, operation, or maintenance of Airport, including but not limited to, the effectiveness or accessibility of the drainage, sewerage, water, communications, fire protection, utility, electrical or other systems installed or located from time to time at Airport.

---

Concessionaire will not engage in any activity prohibited by Authority Rules and Regulations and Operating Directives as may be modified during the Term. In the event Concessionaire fails to adhere to Authority Rules and Regulations and Operating Directives or fails to prevent any other of the prohibited acts set forth in this Section, Authority may assess fines as set forth in Section 8.10 until such prohibited act is ended. Moreover, if the prohibited act is not corrected as directed by Authority, Authority or its representative shall have the right to enter upon the Assigned Areas and take corrective action, and Concessionaire agrees to promptly reimburse Authority for any related costs, plus an administrative fee equal to fifteen percent (15%) of the corrective action costs.

**Section 8.10 FAILURE TO COMPLY WITH PERFORMANCE STANDARDS**

- A. Violations. Concessionaire acknowledges the Authority objective to provide the public and air traveler with the level and quality of service as described herein. Accordingly, Authority has established a series of fines, as set forth in the table below, that it may assess, in its sole discretion, as liquidated damages for various violations of the provisions of this Contract and/or Authority Rules and Regulations or Operating Directives. Concessionaire and Authority agree that the fines set forth herein are reasonable, and Concessionaire further agrees to pay to Authority such fines in accordance with the rates or in the amounts specified herein upon each occurrence of the specified violation and upon written demand by Authority. The Authority will, in its sole discretion, determine the classification of each fine as per day or per occurrence. Concessionaire further acknowledges that the fines are not exclusive remedies and Authority may pursue other remedies as allowed for in this Contract and at law, in Authority sole discretion. Authority waiver of any fine provided for in this Section shall not be construed as a waiver of the violation or Concessionaire’s obligation to remedy the violation.
- B. Multiple Violations. Except for violations of requirements regarding health and safety and delivery and vendor access infraction, fines for which shall accrue immediately and without notice upon violation, all other fines shall be assessed as follows:
1. For the first and second violation of a requirement during any twelve (12)-month rolling year, the Authority will provide notice to Concessionaire to correct the violation within the time specified in the notice.
  2. For the third and subsequent violations of the same requirement during any twelve (12)-month rolling year commencing upon the first notice of violation, the fine shall be immediately assessed with no grace period.
  3. Further, after two (2) violations of the same requirement within any twelve (12)-month rolling year, Authority reserves the right, in its sole discretion, to deem the repeated violations a breach of Contract and to seek any other remedies available to it under this Contract including, but not limited to, termination.

**Performance Standard Fines**

---

Infraction	Fee Schedule
1. Operational Deficiencies 2. Fees Policy Infraction 3. Late Reporting 4. Other Operational or Contractual Infractions	\$100 per day until corrected to Authority satisfaction
1. Security Infractions 2. Other Security, Badging or Safety Infractions	\$500 per occurrence

**Article IX. Non-Discrimination**

During the performance of this Contract, Concessionaire, for itself, its assignees and successors in interest, agrees as follows:

- A. Concessionaire will comply with the regulations relative to non-discrimination in federally assisted programs of the Department of Transportation (DOT) Title 49, Code of Federal Regulations, Part 21, as amended from time to time (hereinafter referred to as the Regulations), which are incorporated herein by reference and made a part of this Contract.
  
- B. Civil Rights. Concessionaire, with regard to the work performed by it under this Contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. Concessionaire will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when this Contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21. During the performance of this Contract, Concessionaire, for itself, its assignees, and successors in interest agrees to comply with the following non-discrimination statutes and authorities, including but not limited to:
  - 1. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
  - 2. 49 CFR part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964);
  - 3. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
  - 4. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR part 27;
  - 5. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);



- 
6. Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
  7. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
  8. Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR parts 37 and 38;
  9. The Federal Aviation Administration’s Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
  10. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
  11. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, Concessionaire must take reasonable steps to ensure that LEP persons have meaningful access to Concessionaire’s programs (70 Fed. Reg. at 74087 to 74100); and
  12. Title IX of the Education Amendments of 1972, as amended, which prohibits Concessionaire from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).
- C. In all solicitations either by competitive bidding or negotiation made by the Concessionaire for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier must be notified by Concessionaire of Concessionaire’s obligations under this Contract and the Regulations relative to nondiscrimination on the grounds of race, color or national origin.
- D. Concessionaire will provide all information and reports required by the Regulations or directives issued pursuant thereto and must permit access to its books, records, accounts, other sources of information and its facilities as may be determined by Authority or the FAA to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of Concessionaire is in the exclusive possession of another who fails or refuses to furnish

---

this information, Concessionaire will so certify to Authority or the FAA, as appropriate, and will set forth what efforts it has made to obtain the information.

- E. In the event of Concessionaire's non-compliance with the non-discrimination provisions of this Contract, Authority will impose such contractual sanctions as it or the FAA may determine to be appropriate, including, but not limited to, withholding of payments to Concessionaire under this Contract until Concessionaire complies, and/or cancellation, termination or suspension of this Contract, in whole or in part.
- F. Concessionaire will include the provisions of Paragraphs A through E of this Article in every subcontract and subconsultant contract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. Concessionaire will take such action with respect to any subcontract or procurement as Authority or the FAA may direct as a means of enforcing such provisions, including sanctions for non-compliance. Provided, however, that in the event Concessionaire becomes involved in or is threatened with litigation with a subcontractor or supplier as a result of such direction, Concessionaire may request Authority to enter into such litigation to protect the interests of Authority and, in addition, Concessionaire may request the United States to enter into such litigation to protect the interests of the United States.
- G. Concessionaire assures that, in the performance of its obligations under this Contract, it will fully comply with the requirements of 14 CFR Part 152, Subpart E (Non-Discrimination in Airport Aid Program), as amended from time to time, to the extent applicable to Concessionaire, to ensure, among other things, that no person will be excluded from participating in any activities covered by such requirements on the grounds of race, creed, color, national origin, or sex. Concessionaire, if required by such requirements, will provide assurances to Authority that Concessionaire will undertake an affirmative action program and will require the same of its subconsultants.

## **Article X. AIRPORT CONCESSION DISADVANTAGED BUSINESS ENTERPRISE**

### **Section 10.01 AUTHORITY POLICY**

Authority is committed to a policy and program for the participation of Airport Concession Disadvantaged Business Enterprises (ACDBEs) in concession-related contracting opportunities in accordance with 49 CFR Part 23, as set forth in the Authority Airport Concession Disadvantaged Business Enterprise (ACDBE) Policy and Program, incorporated herein by reference (ACDBE Program). In advancing the Authority ACDBE Program, Concessionaire agrees to ensure that ACDBEs, as defined in 49 CFR Part 23 and the Authority ACDBE Program, have a fair opportunity to participate in the performance of this Contract. Concessionaire will take all necessary and reasonable steps in accordance therewith to ensure that ACDBEs are encouraged to compete for and perform subcontracts under this Contract.

---

## **Section 10.02 NON-DISCRIMINATION**

- A. Concessionaire and any subcontractor of Concessionaire will not discriminate on the basis of race, color, national origin, or sex in the performance of this Contract. Concessionaire will carry out applicable requirements of 49 CFR Part 23 in the award and administration of agreements. Failure by Concessionaire to carry out these requirements is a material breach of this Contract, which may result in the termination of this Contract or such other remedy as Authority deems appropriate.
- B. This Contract is subject to the requirements of the U. S. Department of Transportation's regulations 49 CFR Part 23. Concessionaire agrees that it will not discriminate against any business owner because of the owner's race, color, national origin, or sex in connection with the award or performance of any concession agreement, management contract, or subcontract, purchase or lease agreement, or other agreement covered by 49 CFR Part 23.
- C. Concessionaire agrees to include the statements in paragraphs (A) and (B) above in any subsequent concessions agreement or contract covered by 49 CFR Part 23 that it enters and cause those businesses to similarly include the statements in further

## **Section 10.03 ACDBE PARTICIPATION AND COMPLIANCE**

- A. ACDBE Goal. An ACDBE concession specific goal of at least 8.7% of the total annual Gross Receipts generated under this Contract has been established throughout the Term of this Contract.
- B. ACDBE Termination and Substitution. Concessionaire will not terminate an ACDBE for convenience without Authority prior written consent. If an ACDBE is terminated by Concessionaire with Authority consent or, if an ACDBE fails to complete its work on this Contract for any reason, Concessionaire must make good faith efforts, in accordance with the requirements of 49 CFR Part 23.25(e) (1) (iii) and (iv), to find another ACDBE to substitute for the original ACDBE to provide the same amount of ACDBE participation.
- C. Monitoring. Authority will monitor the compliance and good faith efforts of Concessionaire in meeting the requirements of this Article. Authority will have access to the necessary records to examine such information as may be appropriate for the purpose of investigating and determining compliance with this Article, including, but not limited to, records, records of expenditures, contracts between Concessionaire and the ACDBE participants, and other records pertaining to the ACDBE participation plan, which Concessionaire will maintain for a minimum of three (3) years following the termination of this Contract. The extent of ACDBE participation will be reviewed prior to the exercise of any renewal, extension or material amendment of this Contract to consider whether an adjustment in the ACDBE requirement is warranted. Without limiting the requirements of this Contract, Authority reserves the right to review and approve all sub-leases or subcontracts utilized by Concessionaire for the achievement of these goals.
- D. Reporting Requirements. No later than fifteen (15) days after the end of each calendar month during the Term, Concessionaire will submit to Authority, on Authority's monthly ACDBE

---

Utilization Report form, or in a format acceptable to Authority, a report of Concessionaire's total Gross Receipts, along with the total dollar value of Gross Receipts earned by an ACDBE under this Contract and the total value of Services purchased or leased from each ACDBE during the month, in each case calculated in accordance with the requirements of 49 CFR Part 23.

- E. Prompt Payment. Concessionaire agrees to pay each subcontractor under this Contract for satisfactory performance of its contract no later than thirty (30) calendar days from the receipt of each invoice and acceptance of work or services. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of Authority. This clause applies to both ACDBE and non-ACDBE subcontractors.

## Article XI. **DISCLAIMER OF LIENS**

The interest of Authority in the Assigned Areas will not be subject to liens for any work, labor, materials or improvements made by or for Concessionaire to the Assigned Areas, whether or not the same is made or done in accordance with an agreement between Authority and Concessionaire. It is specifically understood and agreed by Concessionaire that in no event will Authority or the interest of Authority in the Assigned Areas be liable for or subject to any mechanic's, laborer's or materialmen's liens for materials furnished, improvements, labor or work made by or for Concessionaire to the Assigned Areas. Concessionaire is specifically prohibited from pledging, liening, or otherwise encumbering any assets located at the Airport or any interest in this Contract without prior, written approval by the Authority. Concessionaire is specifically prohibited from subjecting Authority interest in the Assigned Areas to any mechanic's, materialmen's, or laborers' liens for improvements made by or for Concessionaire or for any materials, improvements or work for which Concessionaire is responsible for payment. Concessionaire will indemnify and hold Authority harmless for any expense or cost associated with any lien or claim of lien that may be filed against the Assigned Areas or Authority, including attorney fees incurred by Authority. Concessionaire will provide notice of this disclaimer of liens to all contractors or subcontractors providing any materials or making any improvements to the Assigned Areas.

In the event any construction, mechanic's, laborer's, materialmen's or other lien or notice of lien is filed against any portion of the Assigned Areas for any work, labor or materials furnished to the Assigned Areas, whether or not the same is made or done in accordance with an agreement between Authority and Concessionaire, Concessionaire will cause any such lien to be discharged of record within 30 days after notice of filing thereof by payment bond or otherwise or by posting with a reputable title Concessionaire or other escrow agent acceptable to Authority, security reasonably satisfactory to Authority to secure payment of such lien, if requested by Authority, while Concessionaire contests to conclusion the claim giving rise to such lien.

## Article XII. **DEFAULT, REMEDIES AND TERMINATION RIGHTS**

### **Section 12.01** **EVENTS OF DEFAULT**

Concessionaire will be deemed to be in default of this Contract upon the occurrence of any of the following:

- 
- A. The failure or omission by Concessionaire to perform its obligations under this Contract or the breach of any terms, conditions and covenants required herein.
  - B. The conduct of any business or performance of any acts at the Airport not specifically authorized in this Contract or by any other agreement between Authority and Concessionaire, and Concessionaire's failure to discontinue that business or those acts within 30 days of receipt by Concessionaire of Authority written notice to cease said business or acts (which 30 day notice and cure period shall also satisfy the 30-day notice requirement of Section 12.02 below).
  - C. The appointment of a Trustee, custodian, or receiver of all or a substantial portion of Concessionaire's assets.
  - D. The divestiture of Concessionaire's estate herein by operation of law, by dissolution, or by liquidation, not including a merger or sale of assets.
  - E. The insolvency of Concessionaire; or if Concessionaire will take the benefit of any present or future insolvency statute, will make a general assignment for the benefit of creditors, or will seek a reorganization or the readjustment of its indebtedness under any law or statute of the United States or of any state thereof including the filing by Concessionaire of a voluntary petition of bankruptcy or the institution of proceedings against Concessionaire for the adjudication of Concessionaire as bankrupt pursuant thereto.
  - F. Concessionaire's violation of Florida Statute Section 287.133 concerning criminal activity on contracts with public entities.

## **Section 12.02      AUTHORITY REMEDIES**

In the event of any of the foregoing events of default of Concessionaire, and following thirty (30) days notice by Authority and Concessionaire's failure to cure, Authority, at its election, may exercise any one or more of the following options or remedies, the exercise of any of which will not be deemed to preclude the exercise of any other remedy herein listed or otherwise provided by statute or general law:

- A. Terminate Concessionaire's rights under this Contract and, in accordance with law, take possession of the Assigned Areas. In doing so, Authority will not be deemed to have thereby accepted a surrender of the Assigned Areas, and Concessionaire will remain liable for all payments or other sums due under this Contract and for all damages suffered by Authority because of Concessionaire's breach of any of the covenants of this Contract; or
- B. Treat this Contract as remaining in existence, and cure Concessionaire's default by performing or paying the obligation which Concessionaire has breached. In such event all sums paid or expenses incurred by Authority directly or indirectly in curing Concessionaire's default will become immediately due and payable, as well as interest thereon, from the date such fees or charges

---

became due to the date of payment, at eighteen percent (18%) per annum to the maximum extent permitted by law; or

- C. Declare this Contract to be terminated, ended, null and void, and reclaim possession of the Assigned Areas, whereupon all rights and interest of Concessionaire in the Assigned Areas will immediately end.

No waiver by Authority at any time of any of the terms, conditions, covenants, or agreements of this Contract, or noncompliance therewith, will be deemed or taken as a waiver at any time thereafter of the same or any other term, condition, covenant, or agreement herein contained, nor of the strict and prompt performance thereof by Concessionaire. No delay, failure, or omission of Authority to re-enter the Assigned Areas or to exercise any right, power, privilege, or option arising from any default nor subsequent acceptance of fees or charges then or thereafter accrued will impair any such right, power, privilege, or option, or be construed to be a waiver of any such default or relinquishment, or acquiescence of the Assigned Areas. No option, right, power, remedy, or privilege of Authority will be construed as being exhausted or discharged by the exercise thereof in one or more instances. It is agreed that each and all of the rights, powers, options, or remedies given to Authority by this Contract are cumulative and that the exercise of one right, power, option, or remedy by Authority will not impair its rights to any other right, power, option, or remedy available under this Contract or provided by law. No act or thing done by Authority or Authority agents or employees during the Term will be deemed an acceptance of the surrender of this Contract, and no acceptance of surrender will be valid unless in writing.

**Section 12.03      CONCESSIONAIRE REMEDIES**

Upon thirty (30) days written notice to Authority, Concessionaire may terminate this Contract and all of its obligations hereunder, if Concessionaire is not in default of any term, provision, or covenant of this Contract or in the payment of any fees or charges to Authority, and only upon or after the occurrence of the following: the inability of Concessionaire to use the Airport for a period longer than ninety (90) consecutive days due to war, terrorism, or the issuance of any order, rule or regulation by a competent governmental authority or court having jurisdiction over Authority, preventing Concessionaire from operating its business for a period of ninety (90) consecutive days, provided, however, that such inability or such order, rule or regulation is not due to any fault or negligence of Concessionaire.

**Section 12.04      CONTINUING RESPONSIBILITIES OF CONCESSIONAIRE**

Notwithstanding the occurrence of any event of default, Concessionaire will remain liable to Authority for all payments payable hereunder and for all preceding breaches of this Contract. Furthermore, unless Authority elects to cancel this Contract, Concessionaire will remain liable for and promptly pay any and all payments accruing hereunder until termination of this Contract as set forth in this Contract.

**Article XIII.      INDEMNIFICATION**

- A. To the maximum extent permitted by Florida law, in addition to Concessionaire's obligation to provide, pay for and maintain insurance as set forth elsewhere in this Contract, Concessionaire

---

will indemnify and hold harmless Authority, its members, officers, agents, employees, and volunteers from any and liabilities, suits, claims, expenses, losses, costs, royalties, fines and damages (including but not limited to claims for attorney's fees and court costs) caused in whole or in part by the: (1) presence on, use or occupancy of Authority property; (2) acts, omissions, negligence (including professional negligence and malpractice), recklessness, intentional wrongful conduct, activities, or operations; (3) any breach of the terms of this Contract; (4) performance, non-performance or purported performance of this Contract; (5) violation of any law, regulation, rule, or ordinance; (6) infringement of any patent, copyright, trademark, trade dress or trade secret rights; and/or (7) contamination of the soil, groundwater, surface water, storm water, air or the environment by fuel, gas, chemicals or any other substance deemed by the Environmental Protection Agency or other regulatory agency to be an environmental contaminant;

of or by Concessionaire or Concessionaire's officers, employees, agents, volunteers, subcontractors, invitees, or any other person whether the liability, suit, claim, lien, expense, loss, cost, fine or damages is caused in part by an indemnified party. This indemnity obligation expressly applies, and shall be construed to include, any and all claims caused in part by negligence, acts or omissions of the Authority, its members, officers, agents, employees, and volunteers.

- B. In addition to the duty to indemnify and hold harmless, Concessionaire will have the separate and independent duty to defend Authority, its members, officers, agents, employees, and volunteers from all suits, claims, proceedings or actions of any nature seeking damages, equitable or injunctive relief, liens, expenses, losses, costs, royalties, fines, attorney's fees or any other relief in the event the suit, claim, or action of any nature arises in whole or in part from the: (1) presence on, use or occupancy of Authority property; (2) acts, omissions, negligence (including professional negligence and malpractice), errors, recklessness, intentional wrongful conduct, activities, or operations; (3) any breach of the terms of this Contract; (4) performance, non-performance or purported performance of this Contract; (5) violation of any law, regulation, rule, Advisory Circular, or ordinance; (6) infringement of any patent, copyright, trademark, trade dress or trade secret rights; and/or (7) contamination of the soil, groundwater, surface water, stormwater, air or the environment by fuel, gas, chemicals or any other substance deemed by the Environmental Protection agency or other regulatory agency to be an environmental contaminant;
- of or by Concessionaire or Concessionaire's officers, employees, agents, volunteers, subcontractors, invitees, or any other person directly or indirectly employed or utilized by Concessionaire regardless of whether it is caused in part by Authority, its members, officers, agents, employees, or volunteers. This duty to defend exists immediately upon presentation of written notice of a suit, claim or action of any nature to Concessionaire by a party entitled to a defense hereunder. The defense obligation expressly applies, and shall be construed to include, any and all claims caused by the negligence, acts or omissions, of the Authority, it's Members, officers, agents, employees and volunteers.
- C. If the above indemnity or defense provisions or any part of the above indemnity or defense

---

provisions are limited by Florida Statute § 725.06 (1), or any other applicable law, then with respect to the part so limited the monetary limitation on the extent of the indemnification shall be the greater of the (i) monetary value of this Contract, (ii) coverage amount of Commercial General Liability Insurance required under this Contract, or (iii) \$1,000,000.00. Otherwise, the obligations of this Article will not be limited by the amount of any insurance required to be obtained or maintained under this Contract.

- D. In addition to the requirements stated above, to the extent required by FDOT Public Transportation Grant Agreement and to the fullest extent permitted by law, the Concessionaire shall indemnify and hold harmless the State of Florida, FDOT, including the FDOT's officers and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Concessionaire and persons employed or utilized by the Concessionaire in the performance of this Contract. This indemnification in this paragraph shall survive the termination of this Contract. Nothing contained in this paragraph is intended to nor shall it constitute a waiver of the State of Florida's and FDOT's sovereign immunity.
- E. Concessionaire's obligations to defend and indemnify as described in this Article will survive the expiration or earlier termination of this Contract until it is determined by final judgment that any suit, claim or other action against Authority, its members, officers, agents, employees, and volunteers is fully and finally barred by the applicable statute of limitations and repose.
- F. Nothing in this Article will be construed as a waiver of any immunity from or limitation of liability Authority or its members, officers, agents, employees, and volunteers may have under the doctrine of sovereign immunity under common law or statute.
- G. Authority and its members, officers, agents, employees, and volunteers reserve the right, at their option, to participate in the defense of any suit, without relieving Concessionaire of any of its obligations under this Article.
- H. If the above Articles A – G or any part of Articles A – G are deemed to conflict in any way with any law, this Article or part of this Article will be considered modified by such law to remedy the conflict.

## Article XIV. **INSURANCE**

### **Section 14.01 INSURANCE TERMS AND CONDITIONS**

Concessionaire must maintain the following limits and coverages uninterrupted or amended through the Term of this Contract. In the event the Concessionaire becomes in default of the following requirements the Authority reserves the right to take whatever actions deemed necessary to protect its interests. Required liability policies other than Workers' Compensation/Employer's Liability will provide that the Authority, members of the Authority's governing body, and the Authority's officers, volunteers, and employees are included as additional insureds.



---

**Section 14.02      REQUIRED COVERAGES**

**A. Commercial General Liability**

The minimum limits of insurance (inclusive of any amounts provided by an umbrella or excess policy) covering the work performed pursuant to this Contract will be the amounts specified herein. Coverage will be provided for liability resulting out of, or in connection with, ongoing operations performed by, or on behalf of, Concessionaire under this Contract or the use or occupancy of Authority Assigned Areas by, or on behalf of, Concessionaire in connection with this Contract. Coverage shall be provided on a form no more restrictive than ISO Form CG 00 01. Additional Insured coverage shall be provided on a form no more restrictive than ISO Form CG 20 10 10 01 and CG 20 37 10 01.

	Contract Specific
Each Occurrence	\$1,000,000
Personal and Advertising Injury Each Occurrence	\$1,000,000
Products and Completed Operations Aggregate	\$1,000,000

**B. Workers' Compensation and Employer's Liability Insurance**

Coverage shall be provided on a form no more restrictive than the most recent edition of the NCCI standard Workers' Compensation Policy. Where applicable, coverage is to be included for the Federal Employer's Liability Act and any other applicable Federal or State law requiring compensation for employee injuries. The minimum limits of insurance (inclusive of any amount provided by an umbrella or excess policy) are:

Part One	Florida Statutory
Part Two	
Each Accident	\$1,000,000
Disease – Policy Limit	\$1,000,000
Disease – Each Employee	\$1,000,000

**C. Business Automobile Liability Insurance**

Coverage will be provided for all owned, hired and non-owned vehicles used in connection with work performed pursuant to this Contract. Coverage shall be provided on a form no more restrictive than the most recent edition of ISO Form CA 00 01. The minimum limits of insurance (inclusive of any amounts provided by an umbrella or excess policy) covering the work performed pursuant to this Contract are:

Each Occurrence – Bodily Injury and Property Damage combined	\$1,000,000
---	-------------

In the event the Concessionaire operates vehicles on the airport operations area (AOA) used or intended to be used for aircraft landings, the minimum limits of Business Automobile Liability

---

insurance (inclusive of any amounts provided by an umbrella or excess policy) covering all owned, hired, and non-owned vehicles are:

Each Occurrence – Bodily Injury and Property Damage combined	\$5,000,000
---	-------------

D. Professional Liability Insurance

Such insurance will be provided on a form acceptable to Authority and maintained throughout this Contract and for three years following completion of this Contract. Coverage will include all work of Company without exclusions unless approved in writing by Authority. The limits of coverage will not be less than:

Each Occurrence	\$1,000,000
Annual Aggregate	\$1,000,000

E. Cyber Liability & Data Storage

Company shall purchase and maintain, throughout the life of this Contract, Cyber Liability Insurance which will be used for damages resulting from any claim arising out of network security breaches and unauthorized disclosure or use of information. Such Cyber Liability coverage shall also include coverage for “Event Management,” including, but not limited to, costs and expenses relating to notifying effected customers/users of security breach, providing credit monitoring services, computer forensics costs, and public relations expenses, resulting from a breach of security or other compromising release of private data.

The minimum limits of liability shall be:

Each Occurrence	\$1,000,000
Event Management Expenses	\$1,000,000

Such Cyber Liability coverage must be provided on an Occurrence Form or, if on a Claims Made Form, the retroactive date must be no later than the first date of Services provided and such claims-made coverage must respond to all claims reported within three years following the period for which coverage is required and which would have been covered had the coverage been on an occurrence basis.

F. Waiver of Subrogation

Concessionaire, for itself and on behalf of its insurers, to the fullest extent permitted by law without voiding the insurance required by this Contract, waives all rights against the Authority, members of Authority’s governing body and the Authority’s officers, volunteers and employees, for damages or loss to the extent covered and paid for by any insurance maintained by the Concessionaire.

---

**Section 14.03 INCIDENT NOTIFICATION:**

Concessionaire will promptly notify the Airport Operations Center (AOC) of all incidents involving bodily injury or property damage occurring on Authority-owned property, tenant owned property or third party property.

**Section 14.04 CUSTOMER CLAIMS, ISSUES, OR COMPLAINTS:**

All customer claims, issues, or complaints regarding property damage or bodily injury related to the Concessionaire will be promptly handled, addressed and resolved by Concessionaire.

Concessionaire will track all customer claims, issues, and complaints and their status on a Claims Log available for review, as needed, by Authority Risk Management. The Claims Log should include a detailed report of the incident along with the response and/or resolution. Authority Risk Management has the option to monitor all incidents, claims, issues or complaints where the Authority could be held liable for injury or damages.

**Section 14.05 CONDITIONS OF ACCEPTANCE**

The insurance maintained by Concessionaire must conform at all times with Authority Standard Procedure S250.06, Contractual Insurance Terms and Conditions, which may be amended from time to time.

**Article XV. SECURITY FOR PERFORMANCE**

**Section 15.01 FORM OF SECURITY DEPOSIT**

To secure payment for fees, charges and other payments required hereunder, Concessionaire will post with Authority a surety bond or irrevocable letter of credit drawn in favor of the Authority (Security Deposit).

The Security Deposit will be maintained throughout the Term of this Contract and any holdover or extension and will be in an amount equal to the sum of the Privilege Fee payable to Authority hereunder for a period of three (3) months. The Security Deposit will be issued by a bank or surety provider acceptable to Authority and authorized to do business in the State of Florida, and will be in a form and content satisfactory to Authority. Each time the Security Deposit expires it shall be renewed at the amount equal to the sum of the Privilege Fee payable for a period of three months then in effect. The Concessionaire shall provide the Authority with a renewal or replacement Security Deposit no later than sixty (60) days prior to the date of expiration.

Concessionaire shall furnish the Security Deposit within ten (10) days of the Effective Date as security for the full performance of every provision of this Contract by Concessionaire. Failure to maintain the Security Deposit as set forth herein shall be an event of default hereunder.

---

**Section 15.02 APPLICATION OF SECURITY DEPOSIT**

In the event Concessionaire fails to perform the payment terms and conditions of this Contract, Authority, in addition to any other rights and remedies available by law or in equity, may, at any time, apply the Security Deposit or any part thereof toward the payment of Concessionaire's obligations under this Contract. In such an event, within five days after notice, Concessionaire will restore the Security Deposit to its original amount. Authority will not be required to pay Concessionaire any interest on the Security Deposit.

**Section 15.03 RELEASE OF SECURITY DEPOSIT**

The release of the Security Deposit will be subject to the satisfactory performance by Concessionaire of all terms, conditions, and covenants contained herein throughout the entire Term. Upon termination of this Contract, the release of Security Deposit will not occur until all fees, charges, and other payments due to Authority are satisfied and Authority has accepted the findings of Concessionaire's audit or has successfully conducted an audit in accordance with the provisions of Section 5.08 of this Contract. In the event of a dispute as to the condition of the Assigned Areas, only the amount in dispute will be retained for remedy. Authority shall release the Security Deposit without interest within 30 days of meeting the above requirements.

**Article XVI. PROPERTY DAMAGE**

**Section 16.01 PARTIAL DAMAGE**

In the event all or a portion of the Assigned Areas are partially damaged by fire, explosion, the elements, a public enemy, Act of God, or other casualty, but not rendered unusable, Concessionaire will give Authority immediate notice thereof, and Authority will make the necessary repairs immediately, at its own cost and expense.

**Section 16.02 EXTENSIVE DAMAGE**

In the event damages as a result of any event outlined in Section 16.01 are so extensive as to render all or a significant portion of the Assigned Areas unusable, but capable of being repaired within 120 days, Concessionaire will give Authority immediate notice thereof, and Authority will make the necessary repairs with due diligence, at its own cost and expense.

**Section 16.03 COMPLETE DESTRUCTION**

In the event the Assigned Areas are completely destroyed as a result of an event outlined in Section 16.01 and the damages render the entire Assigned Areas unusable and the Assigned Areas cannot be repaired within 120 days, Concessionaire will give Authority immediate notice thereof, and Authority will be under no obligation to repair, replace, or reconstruct said Assigned Areas. In the event Authority elects not to repair, replace, or reconstruct said Assigned Areas, Authority will not be required to grant alternative Assigned Areas to Concessionaire and this Contract and the obligations of the Parties hereunder will terminate.

---

**Section 16.04 ABATEMENT OF FEES**

In the event of extensive damage or complete destruction as referenced in Section 16.02 and Section 16.03, the portion of the Percentage Fee attributable to unusable Assigned Areas will abate from the date of casualty until such time as Authority issues notice to Concessionaire that the unusable portion of the Assigned Areas can be re-occupied. For purposes of this Section 16.04, the portion of Percentage Fee attributable to the unusable Assigned Areas shall be the proportion of Percentage Fee equal to the proportion of total Gross Receipts in the prior Contract Year attributable to the unusable Assigned Areas. Notwithstanding the foregoing, in the event the Assigned Areas are damaged or destroyed as a result of an act, omission, or negligence of Concessionaire, its employees, agents, representatives, invitees and/or subcontractors, Concessionaire's Percentage Fee will not abate and Concessionaire will be responsible for all costs to repair or rebuild that portion of the Assigned Areas damaged or destroyed as a result thereof.

**Section 16.05 LIMITS OF AUTHORITY OBLIGATIONS DEFINED**

Redecoration, replacement, and refurbishment of furniture, fixtures, equipment, and supplies will be the responsibility of and paid for by Concessionaire and will be of equivalent quality to that originally installed hereunder. Authority will not be responsible to Concessionaire for any claims related to loss of use, loss of profits, or loss of business resulting from any partial, extensive, or complete destruction of the Assigned Areas regardless of the cause of damage.

**Section 16.06 WAIVER OF SUBROGATION**

To the extent insurance permits, and then only to the extent collected or collectable by Concessionaire under its property insurance coverage, Concessionaire waives any and all claims against Authority and its directors, officers, agents, servants and employees for loss or damage to property.

**Article XVII. DAMAGING ACTIVITIES**

No goods or materials will be kept, stored, or used in or on the Assigned Areas that are flammable, explosive, hazardous (as defined below) or that may be offensive or cause harm to the general public or cause damage to the Assigned Areas. Nothing will be done on the Assigned Areas other than as provided in this Contract that will increase the rate of or suspend the insurance on the Assigned Areas or on any structure of the Authority. No machinery or apparatus will be used or operated on the Assigned Areas that will damage the Assigned Areas or adjacent areas; provided, however, that nothing in this Article will preclude Concessionaire from bringing or using on or about the Assigned Areas, with approval by Authority, such materials, supplies, equipment, and machinery as are appropriate or customary in the operation of Concessionaire's business under this Contract.

The term "Hazardous" will mean:

- A. Any substance the presence of which requires or may later require notification, investigation or remediation under any environmental law; or

- 
- B. Any substance that is or becomes defined as a “hazardous waste”, “hazardous material”, “hazardous substance”, “pollutant” or “contaminant” under any federal, state, or local environmental law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. §9601 et seq.), the Resources Conservation and Recovery Act (42 U.S.C. §6901 et seq.) and the associated regulations; or
  - C. Any substance that is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic or otherwise harmful and is or becomes regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, any state of the United States, or any political subdivision within any state; or
  - D. Any substance that contains gasoline, diesel fuel or other petroleum hydrocarbons or volatile organic compounds; or
  - E. Any substance that contains polychlorinated biphenyls, asbestos or urea formaldehyde foam insulation; or
  - F. Any substance that contains or emits radioactive particles, waves or materials, including, without limitation, radon gas.

### **Article XVIII. COMPLIANCE WITH LAWS, REGULATIONS, ORDINANCES AND RULES**

Concessionaire, its officers, authorized officials, employees, agents, subcontractors, or those under its control, will at all times comply with applicable federal, state, and local laws and regulations, Airport Rules and Regulations, Policies, Standard Procedures and Operating Directives as are now or may hereinafter be prescribed by Authority, all applicable health rules and regulations and other mandates whether existing or as promulgated from time to time by the federal, state, or local government, or Authority including, but not limited to, permitted and restricted activities, security matters, parking, ingress and egress, environmental and storm water regulations and any other operational matters related to the operation of Airport.

### **Article XIX. AIRPORT SECURITY**

Concessionaire, its officers, authorized officials, employees, agents, subcontractors, and those under its control, will comply with safety, operational, or security measures required of Concessionaire or Authority by the FAA or TSA. If Concessionaire, its officers, authorized officials, employees, agents, subcontractors or those under its control fail or refuse to comply with said measures and such non-compliance results in a monetary penalty being assessed against Authority, then, in addition to any other remedies available to Authority, Concessionaire will be responsible and will reimburse Authority in the full amount of any such monetary penalty or other damages. This amount must be paid by Concessionaire within fifteen (15) days from the date of the invoice or written notice.

---

Article XX. **AMERICANS WITH DISABILITIES ACT**

Concessionaire will comply with the applicable requirements of the Americans with Disabilities Act; the Florida Americans with Disabilities Accessibility Implementation Act; Florida Building Code; and any similar or successor laws, ordinances, rules, standards, codes, guidelines, and regulations and will cooperate with Authority concerning the same subject matter.

Article XXI. **FAA APPROVAL**

This Contract may be subject to approval of the FAA. If the FAA disapproves this Contract, it will become null and void, and both Parties will bear their own expenses relative to this Contract.

Article XXII. **RIGHT OF FLIGHT**

Concessionaire expressly agrees for itself, its successors and assigns, to prevent any use of the Assigned Areas which would interfere with or adversely affect the operation or maintenance of Airport, or otherwise constitute an Airport hazard.

Article XXIII. **FEDERAL RIGHT TO RECLAIM**

In the event a United States governmental agency demands and takes over the entire facilities of the Airport or the portion thereof wherein the Assigned Areas are located, for public purposes, for a period in excess of 90 consecutive days, then this Contract will terminate and Authority will be released and fully discharged from any and all liability hereunder. In the event of such termination, Concessionaire's obligation to pay the Percentage Fee will cease; however, nothing herein will be construed as relieving either Party from any of its liabilities relating to events or claims of any kind whatsoever prior to this termination.

Article XXIV. **PROPERTY RIGHTS RESERVED**

This Contract shall be subordinate to the provisions of any existing or future contracts between the Authority (or its predecessor or successor) and the United States of America, relative to the operation and maintenance of the Airport, the terms and execution of which have been or may be required as a condition precedent to the expenditure or reimbursement to the Authority (or its predecessor or successor) of Federal funds for the development of the Airport (Grant Assurances). In the event that this Contract, either on its own terms or by any other reason, conflicts with or violates such Grant Assurances, the Authority has the right to amend, alter or otherwise modify the terms of this Contract in order to resolve such conflict or violation and Concessionaire shall not withhold its consent to such amendments, alterations of modifications.

---

**Article XXV. ASSIGNMENT AND SUBCONTRACT**

Concessionaire may not assign, subcontract and/or sublease its rights, interests or obligations in whole or in part under this Contract without the prior written consent of Authority in the Authority sole and absolute discretion. Subject to the terms and conditions set forth in this Section, and only after it has received Authority written approval and consent, Concessionaire shall be permitted to subcontract with respect to all or any portions of the Assigned Areas.

Each party to a subcontract and each subcontract, and any contemporaneous or subsequent addendum, amendment, modification or other agreement relating to any such subcontract, must be approved in advance by Authority. The subcontract must contain substantially the same business terms and conditions as those found in this Contract, and the subcontract must acknowledge the existence of this Contract and that the subcontracting parties are bound by the terms and conditions of this Contract, and state that the subcontracting parties shall comply with the satisfy the requirements and obligations of Concessionaire hereunder. All fees, charges, or other monies due and payable hereunder which are, pursuant to any subcontract, to be paid by a subcontractor shall not be marked-up by Concessionaire. Sub-lessees must independently operate any subcontracted Assigned Areas and adhere to and comply with all of the terms, conditions, requirements, restrictions, obligations and standards set forth herein, including without limitation, all audit standards incorporated herein.

**Article XXVI. NON-EXCLUSIVE RIGHTS**

This Contract will not be construed to grant or authorize the granting of an exclusive right within the meaning of 49 USC 40103(e) or 49 USC 47107(a), as may be amended from time to time, and related regulations.

**Article XXVII. RIGHT TO DEVELOP AIRPORT**

It is covenanted and agreed that Authority reserves the right to further develop or improve the Airport and all landing areas and taxiways as it may see fit, regardless of the desires or views of Concessionaire or its subcontractors and without interference or hindrance.

**Article XXVIII. APPLICABLE LAW AND VENUE**

This Contract will be construed in accordance with the laws of the State of Florida. Venue for any action brought pursuant to this Contract will be in Hillsborough County, Florida, or in the Tampa Division of the U.S. District Court for the Middle District of Florida.

Concessionaire hereby waives any claim against Authority and its officers, Board members, agents, or employees for loss of anticipated profits caused by any suit or proceedings directly or indirectly attacking the validity of this Contract or any part hereof, or by any judgment or award in any suit or proceeding declaring this Contract null, void, or voidable, or delaying the same, or any part hereof, from being carried out.



---

**Article XXIX. RIGHT TO AMEND**

In the event that the FAA or its successors requires amendments, modifications, revisions, supplements, or deletions in this Contract as a condition precedent to the granting of funds for the improvement of the Airport, Concessionaire agrees to consent to such amendments, modifications, revisions, supplements, or deletions to this Contract as may be reasonably required to obtain such funds; provided, however, that in no event will Concessionaire be required, pursuant to this paragraph, to agree to an increase in the charges provided for hereunder.

**Article XXX. HEADINGS**

The headings contained herein, including the Table of Contents, are for convenience in reference and are not intended to define or limit the scope of any provisions of this Contract. If for any reason there is a conflict between content and headings, the content will control.

**Article XXXI. NOTICES AND COMMUNICATIONS**

All notices or communication, whether to Authority or to Concessionaire pursuant hereto, will be deemed validly given, served, or delivered upon receipt by the Party by hand delivery, or three days after depositing such notice or communication in a postal receptacle, or one day after depositing such notice or communication with a reputable overnight courier service, and addressed as follows:

**TO AUTHORITY:  
(MAIL DELIVERY)**

Hillsborough County Aviation Authority  
Tampa International Airport  
P.O. Box 22287  
Tampa, Florida 33622-2287  
Attn: Chief Executive Officer

**TO CONCESSIONAIRE:  
(MAIL DELIVERY)**

Lamar Airport Advertising Company  
100 Hartsfield Centre Parkway, Suite 500  
Atlanta, GA 30354  
Attn: Brigham Newman

**OR**

**(HAND DELIVERY)**

Hillsborough County Aviation Authority  
Tampa International Airport  
Administration Offices Bldg., 2nd floor  
4100 George J. Bean Parkway  
Tampa, Florida 33607  
Attn: Chief Executive Officer

**(HAND DELIVERY)**

Lamar Airport Advertising Company  
100 Hartsfield Centre Parkway, Suite 500  
Atlanta, GA 30354  
Attn: Brigham Newman

or to such other address as either Party may designate in writing by notice to the other Party delivered in accordance with the provisions of this Article.

If the notice is sent through a mail system, a verifiable tracking documentation, such as a certified return

---

receipt or overnight mail tracking receipt, is encouraged.

**Article XXXII. SUBORDINATION TO TRUST AGREEMENTS**

This Contract and all rights of Concessionaire hereunder are expressly subject and subordinate to the terms, covenants, conditions and provisions of any Trust Agreements or other debt instruments executed by Authority to secure bonds issued by, or other obligations of, Authority. The obligations of Concessionaire hereunder may be pledged, transferred, hypothecated, or assigned at any time by Authority to secure such obligations. Conflicts between the terms of this Contract and the provisions, covenants and requirements of the debt instruments mentioned above will be resolved in favor of the provisions, covenants and requirements of such debt instruments.

**Article XXXIII. SUBORDINATION OF AGREEMENT**

It is mutually understood and agreed that this Contract will be subordinate to the provisions of any existing or future agreement between Authority and the United States of America, its Boards, Agencies, Commissions, and others, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport, and this Contract will be subordinate to the license or permit of entry which may be granted by the Secretary of Defense.

**Article XXXIV. RADON GAS NOTIFICATION**

In accordance with requirements of the State of Florida, the following notification statement will be included in all agreements relating to rental of real property. This is provided for information purposes only.

**RADON GAS:** Radon is naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health department.

**Article XXXV. RELATIONSHIP OF THE PARTIES**

Concessionaire is and will be deemed to be an independent contractor and operator responsible to all parties for its respective acts or omissions, and Authority will in no way be responsible therefore.

**Article XXXVI. AUTHORITY APPROVALS**

Except as otherwise indicated elsewhere in this Contract, wherever in this Contract approvals are required to be given or received by Authority, it is understood that the CEO, or a designee of the CEO, is hereby empowered to act on behalf of Authority.

---

---

## Article XXXVII. **INVALIDITY OF CLAUSES**

The invalidity of any part, portion, article, paragraph, provision, or clause of this Contract will not have the effect of invalidating any other part, portion, article, paragraph, provision, or clause thereof, and the remainder of this Contract will be valid and enforced to the fullest extent permitted by law.

## Article XXXVIII. **TIME IS OF THE ESSENCE**

Time is of the essence of this Contract.

## Article XXXIX. **TAXES**

Concessionaire will bear, at its own expense, all costs of operating its business including all applicable sales, use, intangible and ad valorem taxes of any kind, against Concessionaire's Assigned Areas, the real property and any improvements thereto, Trade Fixtures and other personal property used in the performance of the Concession or leasehold estate which are created herein, or which result from Concessionaire's occupancy or use of the Assigned Areas or assessed on any payments made by Concessionaire hereunder, whether levied against Concessionaire or Authority. Concessionaire will also pay any other taxes, fees, or assessments against the Assigned Areas or leasehold estate created herein. Concessionaire will pay the taxes, fees, or assessments reflected in a notice Concessionaire receives from the Authority within 30 days after Concessionaire's receipt of that notice or within the time period prescribed in the tax bill. Authority will attempt to cause the taxing authority to send the applicable tax bills directly to Concessionaire and Concessionaire will remit payment directly to the taxing authority, in such instance. Concessionaire may reserve the right to contest such taxes, fees, or assessments and withhold payment upon written notice to Authority of its intent to do so, so long as the nonpayment does not result in a lien against the real property or any improvements thereon or a direct liability on the part of Authority. Concessionaire shall pay to Authority, with each payment of the Percentage Fee to Authority, all sales or other taxes which may be due with respect to such payments, and upon receipt, Authority shall remit such taxes to the applicable taxing authorities.

## Article XL. **SIGNATURES**

### **Section 40.01 SIGNATURE OF PARTIES**

It is an express condition of this Contract that it will not be complete or effective until signed by Authority and by Concessionaire.

### **Section 40.02 COUNTERPARTS**

This Contract may be executed in one or more counterparts, each of which will be deemed an original and all of which will be taken together and deemed to be one instrument.

---

Article XLI. **CONCESSIONAIRE AGENT FOR SERVICE OF PROCESS**

It is expressly agreed and understood that if Concessionaire is not a resident of the State of Florida, or is an association or partnership without a member or partner resident of said State, or is a foreign corporation, then in any such event Concessionaire does designate the Secretary of State, State of Florida, as its agent for the purpose of service of process in any court action between it and Authority arising out of or based upon this Contract, and the service will be made as provided by the laws of the State of Florida for service upon a non-resident. It is further expressly agreed, covenanted, and stipulated that if for any reason service of such process is not possible, and Concessionaire does not have a duly noted resident agent for service of process, as an alternative method of service of process, Concessionaire may be personally served with such process out of this State, by the registered mailing of such complaint and process to Concessionaire at the address set out in this Contract. Such service will constitute valid service upon Concessionaire as of the date of mailing. Concessionaire will have 30 days from date of mailing to respond thereto. It is further expressly understood that Concessionaire hereby agrees to the process so served, submits to the jurisdiction of the court, and waives any and all obligation and protest thereto, any laws to the contrary notwithstanding.

Article XLII. **COMPLIANCE WITH PUBLIC RECORDS LAW**

**IF THE CONCESSIONAIRE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONCESSIONAIRE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 870-8721, [ADMCENTRALRECORDS@TAMPAAIRPORT.COM](mailto:ADMCENTRALRECORDS@TAMPAAIRPORT.COM), or HILLSBOROUGH COUNTY AVIATION AUTHORITY, P.O. BOX 22287, TAMPA FL 33622.**

Concessionaire agrees in accordance with Florida Statute Section 119.0701 to comply with public records laws including the following:

- A. Keep and maintain public records required by Authority in order to perform the Services contemplated by this Contract.
- B. Upon request from Authority custodian of public records, provide Authority with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Fla. Stat. or as otherwise provided by law.
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Contract Term and following completion of this Contract.
- D. Upon completion of this Contract, keep and maintain public records required by Authority to perform the Services. Concessionaire shall meet all applicable requirements for retaining public

---

records. All records stored electronically must be provided to Authority, upon request from Authority custodian of public records, in a format that is compatible with the information technology systems of Authority.

**Article XLIII. DATA SECURITY**

Concessionaire will establish and maintain safeguards against the destruction, loss or alteration of Authority data or third party data that Concessionaire may gain access to or be in possession of in the performance of this Contract. Concessionaire will not attempt to access, and will not allow its personnel access to, Authority data or third party data that is not required for the performance of the Services of this Contract by such personnel.

Concessionaire will adhere to and abide by the security measures and procedures established by Authority. In the event Concessionaire or Concessionaire's subcontractor (if any) discovers or is notified of a breach or potential breach of security relating to Authority data or third party data, Concessionaire will promptly: (i) notify Authority of such breach or potential breach; and (ii) if the applicable Authority data or third party data was in the possession of Concessionaire at the time of such breach or potential breach, Concessionaire will investigate and cure the breach or potential breach.

**Article XLIV. FLORIDA PUBLIC ENTITY CRIMES**

Concessionaire attests compliance with Florida Statute Section 287.133, concerning Public Entity Crimes.

**Article XLV. HAZARDOUS SUBSTANCES AND OSHA COMPLIANCE**

- A. No goods, merchandise or material will be kept or stored by Concessionaire at the Airport which are explosive or hazardous; and no offensive or dangerous trade, business or occupation will be carried on therein or thereon. Nothing will be done in the performance of this Contract which will increase the rate of or suspend any insurance policy or coverage of Authority.
- B. Concessionaire assures that all materials, equipment, and all other items used in the performance of this Contract are in compliance with Occupational Safety and Health Administration (OSHA).

**Article XLVI. NON-DISCLOSURE**

All written and oral information and materials (hereinafter referred to as Information) disclosed or provided by Authority to Concessionaire under this Contract will not be disclosed by Concessionaire, whether or not provided before or after the date of this Contract.

The Information will remain the exclusive property of Authority and will only be used by Concessionaire for purposes permitted under this Contract. Concessionaire will not use the Information for any purpose which might be directly or indirectly detrimental to Authority or any of its affiliates or subsidiaries.

---

Concessionaire will prevent the unauthorized use, disclosure, dissemination or publication of the Information. Concessionaire agrees that it will cause its employees and representatives who have access to the Information to comply with these provisions and Concessionaire will be responsible for the acts and omissions of its employees and representatives with respect to the Information.

Concessionaire agrees that any disclosure of the Information by Concessionaire's employees and/or representatives will be deemed a breach of this Contract. Concessionaire agrees that in the event of any breach or threatened breach by Concessionaire of its non-disclosure obligation, Authority may obtain such legal remedies as are available, and, in addition thereto, such equitable relief as may be necessary to protect Authority.

The non-disclosure obligation imposed on Concessionaire under this Contract will survive the expiration or termination, as the case may be, of this Contract and the obligation will last indefinitely.

#### **Article XLVII. WAIVERS OF CLAIMS**

Concessionaire hereby waives any claim against the City of Tampa, Hillsborough County, State of Florida and Authority, and its officers, Board Members, agents, or employees, for loss of anticipated profits caused by any suit or proceedings directly or indirectly attacking the validity of this Contract or any part thereof, or by any judgment or award in any suit or proceeding declaring this Contract null, void, or voidable, or delaying the same, or any part hereof, from being carried out.

#### **Article XLVIII. COMPLETE CONTRACT**

This Contract represents the complete understanding between the Parties, and any prior contracts or representations, whether written or verbal, are hereby superseded. This Contract may subsequently be amended only by written instrument signed by the Parties hereto, unless provided otherwise within the terms and conditions of this Contract.

#### **Article XLIX. PROHIBITION AGAINST CONTRACTING WITH SCRUTINIZED COMPANIES**

Concessionaire is required to complete Exhibit B, Scrutinized Company Certification, at the time this Contract is executed and to complete a new Exhibit B for each renewal option period.

This Contract will be terminated in accordance with Florida Statute Section 287.135 if it is found that Concessionaire submitted a false Scrutinized Company Certification as provided in Florida Statute Section 287.135(5) or has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, or is engaged in business operations in Cuba or Syria. The termination will be subject to the dollar amount limitations included in the

---

respective Florida Statute.

**IN WITNESS WHEREOF**, the parties hereto have set their hands and corporate seals on this 5th day of March, 2020.

**HILLSBOROUGH COUNTY AVIATION AUTHORITY**

ATTEST:

Jane Castor, Secretary

BY:

Gary W. Harrod, Chairman

Address: PO Box 22287  
Tampa, FL 33622

Address: PO Box 22287  
Tampa, FL 33622

**LEGAL FORM APPROVED:**

WITNESS:

Signature

BY:

David Scott Knight, Assistant General Counsel

Printed Name

**HILLSBOROUGH COUNTY AVIATION AUTHORITY**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of March, 2020, by Gary W. Harrod, in the capacity of Chairman of the Board of Directors and Jane Castor, in the capacity of Secretary of the Board of Directors, HILLSBOROUGH COUNTY AVIATION AUTHORITY, a public body corporate under the laws of the State of Florida, on its behalf. They are personally known to me and they did not take an oath.

Stamp or Seal of Notary

Signature of Notary

Printed Name

Date Notary Commission Expires (if not on stamp or seal)



**Lamar Airport Advertising Company**

Signed in the Presence of:

BY:

Signature

Witness

Title

Printed Name

Printed Name

Witness

Printed Address

Printed Name

City/State/Zip

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledge before me this \_\_\_\_ day of \_\_\_\_\_, 2020, by  
\_\_\_\_\_ in the capacity of \_\_\_\_\_,  
(Individual's Name) (Individual's Title)  
at \_\_\_\_\_, a corporation on its behalf,  
(Company Name)  
\_\_\_\_\_ known to me and  
(He is / She is) (Personally / Not Personally)  
has produced \_\_\_\_\_.  
(Form of Identification)

Stamp or Seal of Notary

Signature of Notary

Printed Name

Date Notary Commission Expires (if not on stamp or seal)

## Exhibit A, Scope of Work

The Advertising Program will be comprehensive and go beyond traditional airport advertising, attract advertisers at higher rates, and create innovative ideas while still having a minimalist approach.

### 1. Concessionaire's Operating Obligations

- A. The various provisions of installation, maintenance, repair, and operating duties hereunder are to be performed by Concessionaire, at its own cost and expense, in the performance of the Concession.
- B. The performance of the obligations by Concessionaire, or payment to a third party for the performance of these obligations, are not rental payments or other considerations for the right to occupy real property, but are acknowledgements by Concessionaire of its obligation to maintain, repair, and otherwise keep the Assigned Areas in First Class condition.

### 2. General Requirements

- A. Concessionaire will have non-exclusive rights to manage, sell, and maintain the advertising locations identified in Exhibit C, Advertising Plan, which may include static or digital advertisement, promotional/sponsorship areas, exterior advertising and a variety of other commercial advertising opportunities as identified by Authority.
- B. Concessionaire will install and maintain any new assets or equipment at the Assigned Areas designated by the Authority at Concessionaire's sole cost.
- C. Authority will have right of first refusal of any unsold locations for its use until the location is sold.
- D. Authority will make every effort to provide Concessionaire with continued or new non-exclusive advertising opportunities.

### 3. Content and Development Plan

The Concessionaire will:

- A. Develop and implement a comprehensive Advertising Program that optimizes advertising effectiveness, minimizes visual clutter, creatively reflects the Tampa Bay Area's culture, character, and quality of life, and creates a unique, memorable, and positive impression on tourists, conventioneers, and visitors to the Tampa Bay Area.
- B. Create quality visible locations.

- C. Provide the latest digital technology.
- D. Create a unique and engaging Airport guest experience while optimizing customer satisfaction.
- E. Ensure the advertising will reach the maximum number of passengers, Airport users, and the public.
- F. Maintain a professionally-designed, high-quality, innovative Advertising Program using the latest innovation, while including local, regional, national, and international concepts and brands.
- G. Ensure all advertising is aesthetically consistent with, and complementary to, the Airport or facility design and clean architectural lines without interfering with operational efficiencies.

#### 4. Advertising Specifications

- A. All design, construction, installation, maintenance, relocation and/or removal of advertising will be at Concessionaire's sole cost during the Term of the Contract.
- B. All advertising equipment, displays, and fixtures will be clean, in accordance with Exhibit F, Cleaning Schedule, and remain neat, safe, sanitary, in good working order with no exposed conduits and in high quality condition at all times. Any amendment to Exhibit F will be binding on Concessionaire without need for amendment of this Contract, provided that such amendment of Exhibit F does not conflict with other terms and conditions of this Contract.
- C. Advertising specifications for the design and operation of the Concession will be in keeping with the goals and objectives set forth in the Contract and are subject to approval by the Authority.
- D. All equipment installed for use must be new, commercial grade, and the latest technology.
- E. All advertising must be in compliance with Americans with Disabilities Act regulations.
- F. The Authority reserves the right to request modifications to the height and/or size of an advertisement.
- G. Unless approved in writing in advance by Authority, advertisements that fly, flash or emit a noise or odor are not allowed.

#### 5. Level of Service

Exhibit A, Scope of Work  
Hillsborough County Aviation Authority  
Advertising Services

A. Concessionaire

The Concessionaire will:

- 1) Respond to all Authority inquiries, questions, and requests within three (3) business days;
- 2) Practice space utilization in accordance with Authority's minimalist approach;
- 3) Ensure maximum revenue return to Authority;
- 4) Provide sufficient staff to ensure immediate repair and replacement of advertisement graphics;
- 5) Provide a high-level sales team with the ability and experience to solicit, market and sell local, regional, and national advertising;
- 6) Provide an administrative and financial team with the ability to track all data and to produce customized reports, in a form acceptable to Authority, of all advertisement related data as requested by Authority; and
- 7) Ensure that ACDBEs have the maximum opportunity for participation in the performance of this Contract.

B. Concession Manager

- 1) Concessionaire has designated <insert name> as the Concession Manager. Concessionaire must not remove such designated Concession Manager from providing the Services contemplated by this Contract; provided, however, that the removal of such personnel due to their incapacity, voluntary termination, or termination due to just cause will not constitute a violation of this Contract. Authority will require that, at a minimum, any proposed replacement have equal or greater qualifications and experience as the Concession Manager being replaced. Concessionaire will not make any personnel changes of the Concession Manager until written notice is made to and approved by Authority's Director of Concessions or designee.
- 2) Responsibilities  
The Concession Manager will:
  - a. Be assigned to the Airport and be directly responsible for the overall management of the Concession.

- b. Respond to all Authority inquiries, questions, and requests within twenty-four (24) hours throughout the Term of the Contract.

C. Maintenance Facility Manager

1) Concessionaire has designated <insert name> as the Maintenance Facility Manager. Concessionaire must not remove such designated Maintenance Facility Manager from providing the Services contemplated by this Contract; provided, however, that the removal of such personnel due to their incapacity, voluntary termination, or termination due to just cause will not constitute a violation of this Contract. Authority will require that, at a minimum, any proposed replacement have equal or greater qualifications and experience as the Maintenance Facility Manager being replaced. Concessionaire will not make any personnel changes of the Maintenance Facility Manager until written notice is made to and approved by Authority's Director of Concessions or designee.

2) Responsibilities

The Maintenance Facility Manager will:

- a. Respond to all Authority inquiries, questions, and requests within twenty-four (24) hours throughout the Term of the Contract.
- b. Perform all installations or removals of advertisements in accordance with the Authority's Tenant Work Permit Process.
- c. Perform all repairs, cleaning and maintenance of the advertisement units, as needed.

EXHIBIT B  
Scrutinized Company Certification

This certification is required pursuant to Florida Statute Section 287.135.

As of July 1, 2018, a company that, at the time of bidding or submitting a bid/response for a new contract/agreement or when entering into or renewing a contract/agreement for goods or services, is on the Scrutinized Companies that Boycott Israel List, created pursuant to Florida Statute Section 215.4725, or is engaged in a boycott of Israel, is ineligible for, and may not bid on, submit a proposal/response for, or enter into or renew a contract/agreement with an agency or local governmental entity for goods or services of **any amount**.

Additionally, as of July 1, 2018, a company that, at the time of bidding or submitting a bid/response for a new contract/agreement or when entering into or renewing a contract/agreement for goods or services, is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Florida Statute Section 215.473, or has been engaged in business operations in Cuba or Syria, is ineligible for, and may not bid on, submit a proposal/response for, or enter into or renew a contract/agreement with an agency or local governmental entity for goods or services of **\$1 million or more**.

Company: \_\_\_\_\_ FID or EIN  
No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
I, \_\_\_\_\_ as a representative of

certify and affirm that this company, nor any of its wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, and is not engaged in business operations in Cuba or Syria if the resulting contract/agreement is for goods or services of \$1 million or more, and certify and affirm that this company, nor any of its wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, is not on the Scrutinized Companies that Boycott Israel List and is not engaged in a boycott of Israel if the resulting contract/agreement is for goods or services of any amount.

I understand and agree that the Authority may immediately terminate any contract resulting from this solicitation upon written notice if the undersigned entity (or any of those related entities as set out above) are found to have submitted a false certification or any of the following occur with respect to the company or a related entity: (i) it has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in a boycott of Israel, or (ii) for any contract for goods or services of \$1 million or more, it has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or it is found to have been engaged in business operations in Cuba or Syria.

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
DATE

**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
A4	A	not applicable	unavailable	FID Tension Fabric Frame Display	Same	\$4,000.00
A6	A	not applicable	unavailable	Tension Fabric Display wall-mounted	Remove from Inventory	N/A
A7	A	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
A8	A	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
A9	A	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
A11	A	not applicable	unavailable	Tension Fabric Display wall-mounted	Same - Resized	\$4,000.00
A14	A	not applicable	unavailable	Tension Fabric Display - Train End Cap	Remove from Inventory	N/A
A15	A	not applicable	unavailable	Tension Fabric Display - Train End Cap	Same - Resized	\$4,000.00
A16	A	not applicable	unavailable	Tension Fabric Display - Concourse Gate 3	Remove from Inventory	N/A
A17	A	not applicable	unavailable	Wall Wrap - TSA	Same	\$1,200.00
A18	A	not applicable	unavailable	Wall Wrap - TSA	Same	\$1,200.00
A19	A	not applicable	unavailable	Tension Fabric Display wall-mounted	Remove from Inventory	N/A
	<b>Baggage Claim</b>					
B1	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B2	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B3	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B4	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B5	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B6	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B7	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B8	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B9	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B10	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00

**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
	<b>Baggage Claim</b>					
B11	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B12	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B13	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B14	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B15	Red Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B16	Red Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B17	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B18	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B19	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B20	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B21	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B22	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B23	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B24	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B25	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B26	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B29	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B30	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B33	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B34	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B35	Blue Side	Back-to-back	55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B36	Blue Side		55" diagonal	55" LCD Screen on Bag Belt	Same	\$2,000.00
B45	Red Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B46	Red Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00



**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
	<b>Baggage Claim</b>					
B47	Red Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B48	Red Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B49	Blue Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B50	Blue Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B51	Blue Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B52	Blue Side	not applicable	unavailable	Tension Fabric Display, Back Wall	Backlit Tension Fabric Display -	\$4,000.00
B53	Red Side	unavailable	unavailable	Touch Screen Cost Per Click (CPC)	Backlit Tension Fabric Displays	\$500.00
B54	Red Side	unavailable	unavailable	Touch Screen Cost Per Click (CPC)	Backlit Tension Fabric Displays	\$500.00
B55	Blue Side	unavailable	unavailable	Touch Screen Cost Per Click (CPC)	Backlit Tension Fabric Displays	\$500.00
B56	Blue Side	unavailable	unavailable	Touch Screen Cost Per Click (CPC)	Backlit Tension Fabric Displays	\$500.00
B75	Red Side	One-sided, 1.56 MM LED	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B76	Red Side	One-sided, comprised of	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B77	Red Side	One-sided, comprised of	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B78	Blue Side	One-sided, comprised of	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B79	Blue Side	One-sided, comprised of	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B80	Blue Side	One-sided, comprised of	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B81	Blue Side	One-sided, comprised of	5'8 ½" H x 10'1"W	Video Wall Display	Same	\$8,400.00
B82	Red Side	One-sided	5'10" H x 10'1/3" W	Dynamic Video Wall Display	Same	\$8,400.00

**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
	<b>Baggage Claim</b>					
B83	Red Side	One-sided	5'10" H x 10'1/3"	Dynamic Video Wall Display	Same	\$8,400.00
B84	Blue Side	One-sided	5'10" H x 10'1/3"	Dynamic Video Wall Display	Same	\$8,400.00
B85	Blue Side	One-sided	5'10" H x 10'1/3"	Dynamic Video Wall Display	Same	\$8,400.00
	<b>Airside Terminal</b>					
C1	C	not applicable	unavailable	Tension Fabric Display near Restrooms	Remove from Inventory	N/A
C2	C	not applicable	unavailable	Tension Fabric Display near Restrooms	Remove from Inventory	N/A
	<b>Airside Terminal</b>					
C3	C	not applicable	unavailable	Tension Fabric Display across from Gate 37	Tension Fabric Display - Resized	\$2,500.00
C4	C	not applicable	unavailable	Tension Fabric Display across from Gate 37	Tension Fabric Display - Resized	\$2,500.00
C6	C	not applicable	unavailable	FID Tension Fabric Frame Display	Same	\$1,600.00
C7	C	not applicable	unavailable	FID Tension Fabric Frame Display	Same	\$1,600.00
C8	C	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
C9	C	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
C10	C	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
C11	C	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
C15	C	not applicable	unavailable	Tension Fabric Display near Restrooms	Tension Fabric Display - Resized	\$2,500.00
C16	C	not applicable	unavailable	Tension Fabric Display near Restrooms	Tension Fabric Display - Resized	\$2,500.00
C17	C	not applicable	unavailable	Tension Fabric Display near Restrooms	Tension Fabric Display - Resized	\$2,500.00
C18	C	not applicable	unavailable	Tension Fabric Display near Restrooms	Tension Fabric Display - Resized	\$2,500.00
C24	C	not applicable	unavailable	Tension Fabric Display - Train End Cap	Same - Resized	\$2,500.00
C25	C	not applicable	unavailable	Tension Fabric Display - Train End Cap	Remove from Inventory	N/A
C26	C	not applicable	unavailable	Tension Fabric Display - Concourse Exit	Same	\$3,000.00
	<b>Main Terminal</b>					
D1	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D2	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D3	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D4	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D5	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D6	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00

**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
	<b>Main Terminal</b>					
D7	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D8	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
	<b>Main Terminal</b>					
D9	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D10	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D11	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D12	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D13	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D14	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D15	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D16	Transfer Level	not applicable	unavailable	Door Wrap/Ad Panel	Same	\$1,200.00
D17	Transfer Level	not applicable	unavailable	Tension Fabric Escalator Soffit	Same	\$22,000.00
D18	Transfer Level	not applicable	unavailable	Tension Fabric Escalator Soffit	Same	\$22,000.00
D19	Transfer Level	not applicable	unavailable	Tension Fabric Escalator Soffit	Same	\$22,000.00
D20	Transfer Level	not applicable	unavailable	Tension Fabric Escalator Soffit	Same	\$22,000.00
	<b>Airside Terminal</b>					
E1	E	not applicable	unavailable	Tension Fabric Display near Restrooms	Tension Fabric Display - Resized	\$2,500.00
E7	E	not applicable	unavailable	Tension Fabric Display near Restrooms	Tension Fabric Display - Resized	\$2,500.00
E10	E	not applicable	unavailable	Tension Fabric Display - Train End Cap	Remove from Inventory	N/A
E11	E	not applicable	unavailable	Tension Fabric Display - Train End Cap	Same - Resized	\$2,500.00
E12	E	not applicable	unavailable	Tension Fabric Display by Club Room	Tension Fabric Display - Resized	\$2,500.00
E13	E	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
E14	E	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
E19	E	not applicable	unavailable	Tension Fabric Banner over FID	Same	\$1,000.00
E20	E	not applicable	unavailable	Tension Fabric Display - Concourse Exit	Same - Resized	\$3,000.00
F8	F	not applicable	unavailable	FID Tension Fabric Frame Display	Same - Potential 2 sided	\$1,200.00

**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
	<b>Airside Terminal</b>					
F11	F	not applicable	unavailable	Tension Fabric Display wall-mounted	Remove from Inventory	N/A
F12	F	not applicable	unavailable	Tension Fabric Display - Train End Cap	Same - Resized	\$2,500.00
F13	F	not applicable	unavailable	Tension Fabric Display - Train End Cap	Remove from Inventory	N/A
F19	F	not applicable	unavailable	Tension Fabric Display wall-mounted	FIDS Tension Fabric Frame	\$1,600.00
F20	F	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
F21	F	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
F24	F	not applicable	unavailable	Clock Sponsorship Wrap	Same	\$2,000.00
F25	F	not applicable	unavailable	Clock Sponsorship Wrap	Same	\$2,000.00
F26	F	not applicable	unavailable	Tension Fabric Display wall-mounted	Remove from Inventory	N/A
F27	F	not applicable	unavailable	Tension Fabric Display wall-mounted	Tension Fabric Display - Resized	\$2,200.00
F29	F	not applicable	unavailable	Tension Fabric Display Train Area	Same - Resized	\$4,000.00
F30	F	not applicable	unavailable	Tension Fabric Display Concourse Exit	Tension Fabric Display - Resized	\$2,600.00
F31	F	not applicable	unavailable	Tension Fabric Display Concourse Exit	Same - Resized	\$2,600.00

	<b>Main Terminal</b>					
H17	Ticketing Level	not applicable	unavailable	Exhibit Space	Same	\$2,200.00
H18	Ticketing Level	not applicable	unavailable	Exhibit Space	Same	\$2,200.00
	<b>Parking Garages</b>					
I1	Short/Long Term	not applicable	unavailable	Exterior Garage Banner	Same	\$14,000.00
I2	Short/Long Term	not applicable	unavailable	Garage Wraps	Same	\$1,400.00
I3	Short/Long Term	not applicable	unavailable	Garage Wraps	Same	\$1,400.00
I4	Short/Long Term	not applicable	unavailable	Skywalk Window Cling	Same	\$5,000.00
I5	Short/Long Term	not applicable	unavailable	Interior Garage Banner	Same	\$3,200.00
I6	Short/Long Term	not applicable	unavailable	Interior Window Clings	Same	\$800.00
I7	Short/Long Term	not applicable	unavailable	Interior Window Clings	Same	\$800.00
I8	Short/Long Term	not applicable	unavailable	Interior Window Clings	Same	\$800.00

**APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES**

<b>Location Number</b>	<b>Location in Airport (Airside or Terminal)</b>	<b>Number and Type of Sides (digital locations)</b>	<b>Approximate Dimensions</b>	<b>Current Type of Advertisement</b>	<b>Proposed Use for Location (if no change is proposed indicate "same")</b>	<b>Average Monthly Rate to be Charged** (in Dollars)</b>
	<b>Parking Garages</b>					
I9	Short/Long Term	not applicable	unavailable	Interior Window Clings	Same	\$800.00
J1	Economy	not applicable	unavailable	Exterior Garage Wrap	Same	\$4,800.00
J2	Economy	not applicable	unavailable	Overhead Wraps	Same	\$1,500.00
J3	Economy	not applicable	unavailable	Overhead Wraps	Same	\$1,500.00
J4	Economy	not applicable	unavailable	Column Wrap	Same	\$800.00
J5	Economy	not applicable	unavailable	Column Wrap	Same	\$800.00
J6	Economy	not applicable	unavailable	Column Wrap	Same	\$800.00
	<b>Additional</b>					
K1	Rental Car Center	One-sided digital	unavailable	Video Wall Display	Same	\$4,000.00
K2	Rental Car Center	One-sided digital	unavailable	Video Wall Display	Same	\$4,000.00

APPENDIX G - PROPOSED ADVERTISING PLAN - LOCATIONS AND PROJECTED SALES						
Location Number	Location in Airport (Airside or Terminal)	Number and Type of Sides (digital locations)	Approximate Dimensions	Current Type of Advertisement	Proposed Use for Location (if no change is proposed indicate "same")	Average Monthly Rate to be Charged** (in Dollars)
<b>Respondent's Proposed Locations</b>						
	A - Gate 11	NA	unavailable	NA	Tension Fabric	\$2,500.00
	A - Overhead	NA	unavailable	NA	Double-Sided Overhead Tension	\$1,500.00
	A - Overhead	NA	unavailable	NA	Double-Sided Overhead Tension	\$1,500.00
	A - Gate 12	NA	unavailable	NA	FIDS Tension Fabric	\$1,000.00
	A - Gate 10	NA	unavailable	NA	FIDS Tension Fabric	\$1,000.00
	C - Overhead	NA	unavailable	NA	Single-Sided Overhead Tension	\$1,200.00
	C - Overhead	NA	unavailable	NA	Single-Sided Overhead Tension	\$1,200.00
	E - Overhead	NA	unavailable	NA	Double-Sided Overhead Tension	\$1,200.00
	E - Overhead	NA	unavailable	NA	Double-Sided Overhead Tension	\$1,200.00
	E - Gate 68	NA	unavailable	NA	FIDS Tension Fabric	\$1,000.00
	E - Gate 67	NA	unavailable	NA	FIDS Tension Fabric	\$1,000.00
	E - Gate 71	NA	unavailable	NA	FIDS Tension Fabric	\$1,000.00
	F - Overhead	NA	unavailable	NA	Double-Sided Overhead Tension	\$1,500.00
	F - Overhead	NA	unavailable	NA	Double-Sided Overhead Tension	\$1,500.00
	F - Gate 87	NA	unavailable	NA	Play Area Sponsorship	TBD
	Various	N/A	unavailable	NA	Mother's Nursing Sponsorship	TBD
	Various	N/A	unavailable	NA	Water Bottle Refill Station	TBD
	Various	N/A	unavailable	NA	Pet Relief Area Sponsorship	TBD
<b>Respondent's Proposed Locations (continued)</b>						
	Various	N/A	unavailable	NA	Seasonal Flu Shot 'Booth'	TBD
	Garage	N/A	unavailable	NA	"Prime Location" Parking Sponsor	TBD
	Bag Claim/Pre-	N/A	unavailable	NA	"Selfie Stations" for	TBD
	Main Terminal -	NA	unavailable	NA	Soffit Wraps (Tram Exit)	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Soffit Wraps (Tram Exit)	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Soffit Wraps (Tram Exit)	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Soffit Wraps (Tram Exit)	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Back of LEDs	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Back of LEDs	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Back of LEDs	\$2,500.00
	Main Terminal -	NA	unavailable	NA	Back of LEDs	\$2,500.00
					<b>Projected Total Average Monthly</b>	<b>\$503,500.00</b>

Appendix G, Proposed Advertising Plan-Locations and Projected Sales

Hillsborough County provides an average monthly rate per location number. Do not include, ranges, per foot, per square foot, or other consolidated pricing.

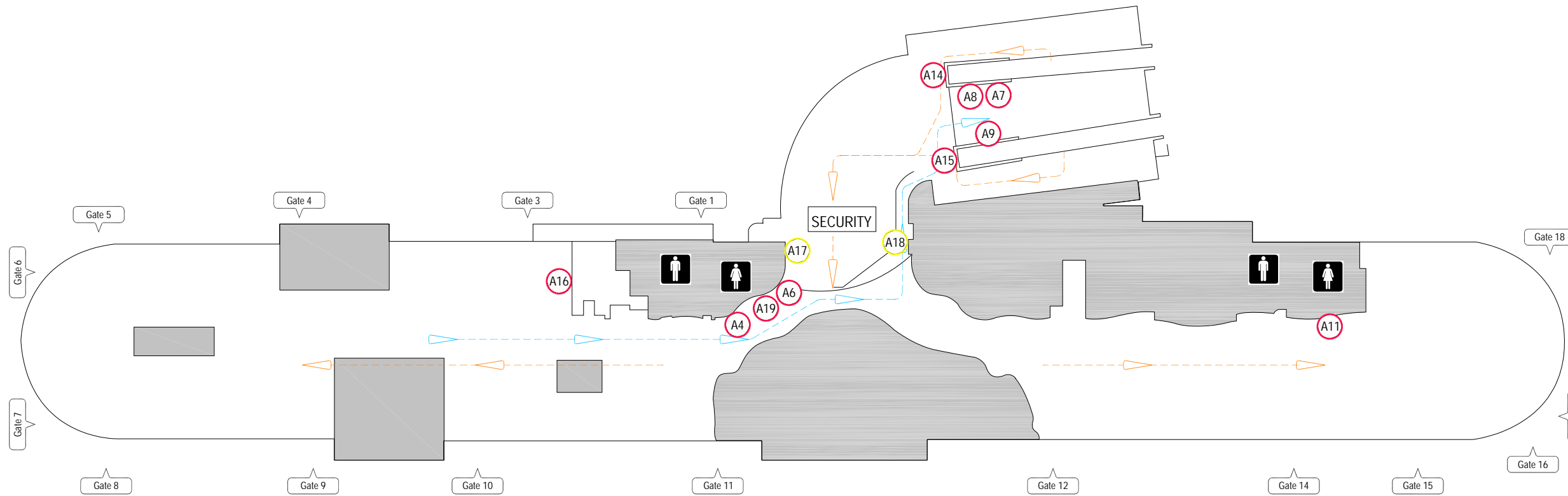
Issued: September 27, 2019

Advertising Services

Page 8

RFP No. 19-534-030

# Airside Terminal A



FID TENSION FABRIC DISPLAY

A4

TENSION FABRIC DISPLAY

A6  
A7  
A8  
A9  
A11  
A14  
A15  
A16  
A19

WALL WRAP

A17  
A18

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Baggage Claim

TENSION FABRIC DISPLAY

- B45
- B46
- B47
- B48
- B49
- B50
- B51
- B52

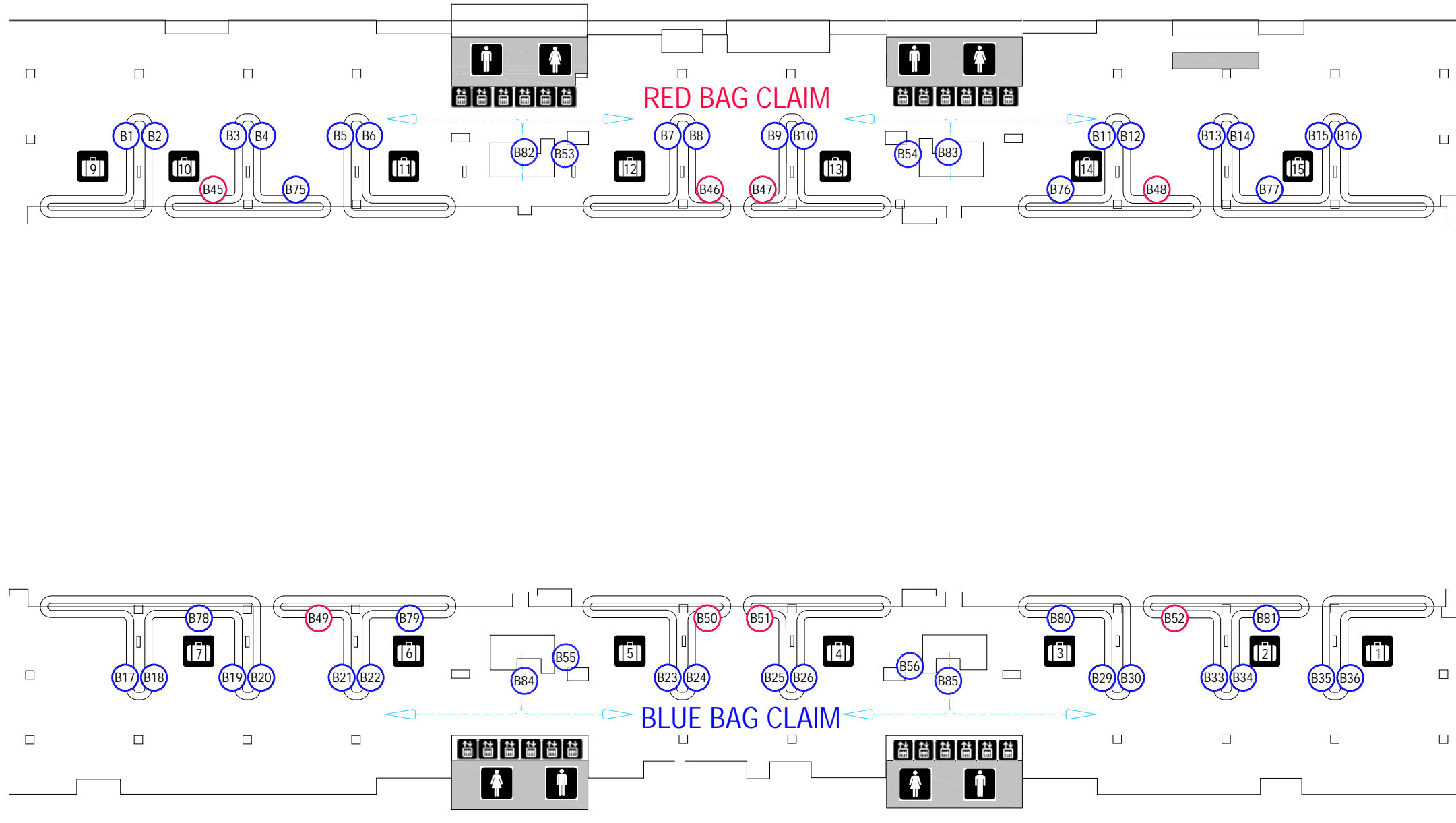


Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Baggage Claim

55" LCD

- B1
- B2
- B3
- B4
- B5
- B6
- B7
- B8
- B9
- B10
- B11
- B12
- B13
- B14
- B15
- B16
- B17
- B18
- B19
- B20
- B21
- B22
- B23
- B24
- B25
- B26
- B28
- B30
- B33
- B34
- B35
- B36

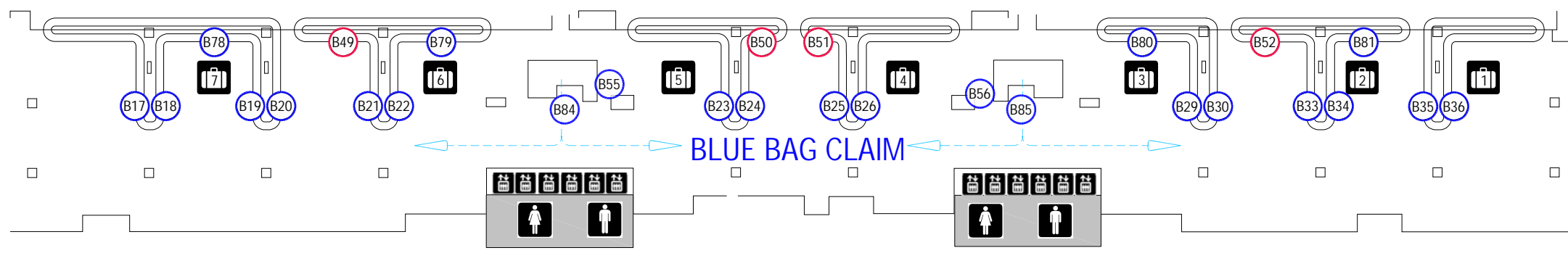
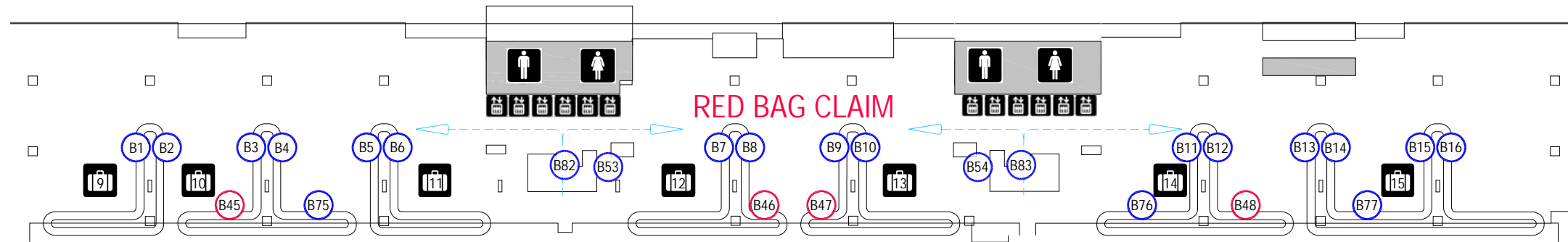
DSC3

- B53
- B54
- B55
- B56

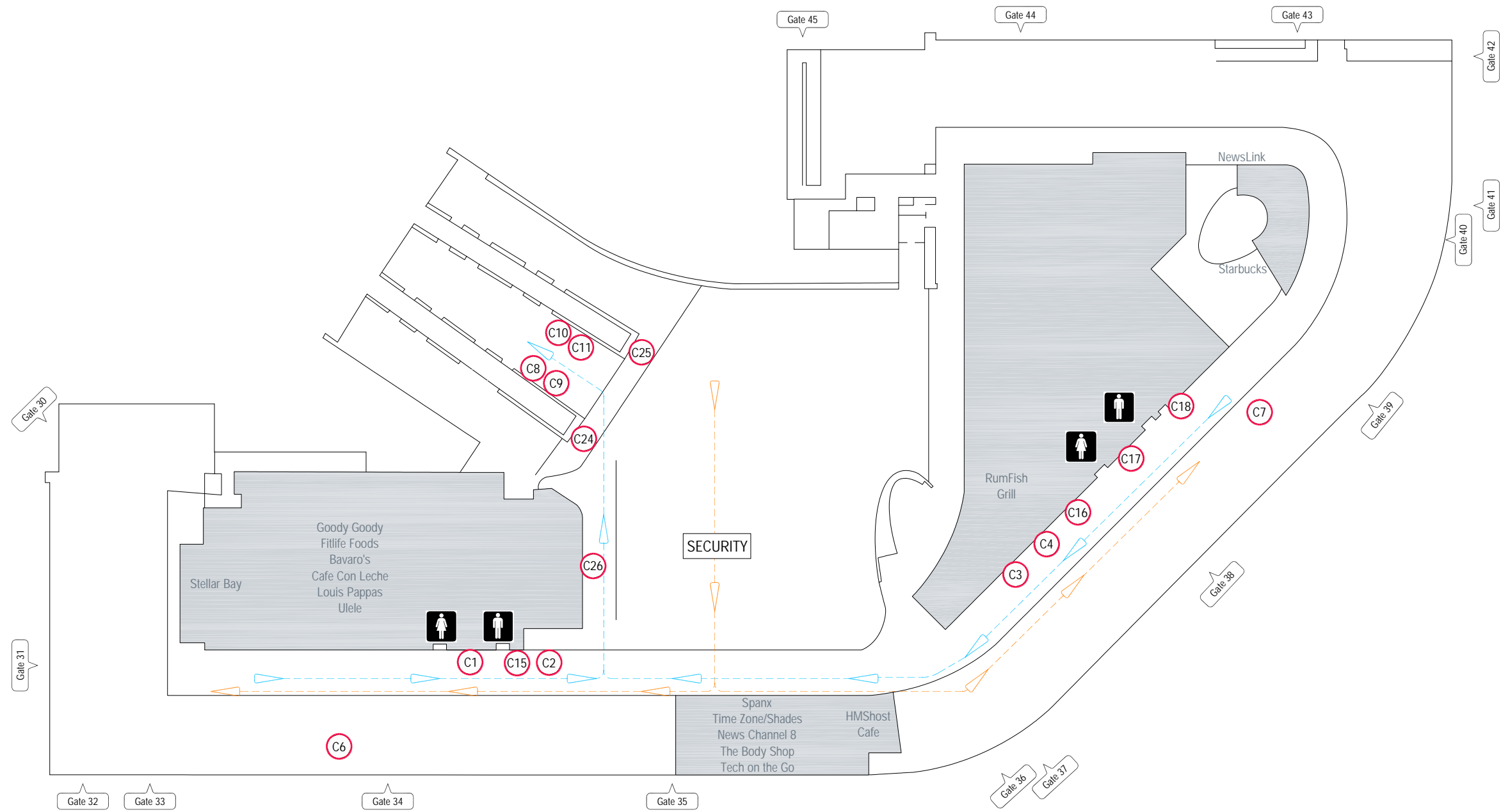
VIDEOWALL

- B75
- B76
- B77
- B78
- B79
- B80
- B81
- B82
- B83
- B84
- B85

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Airside Terminal C



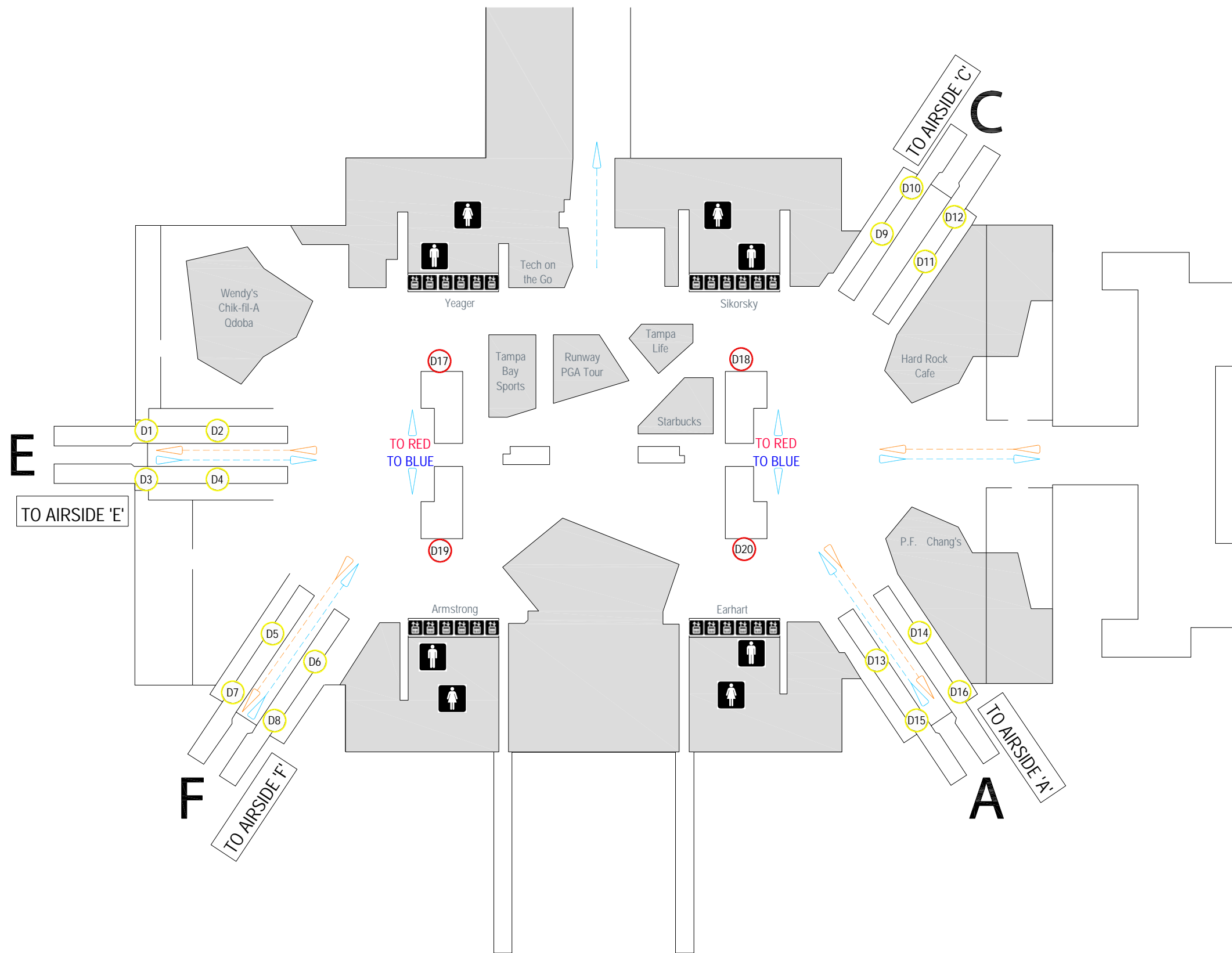
FID TENSION FABRIC DISPLAY

TENSION FABRIC DISPLAY

- C6
- C7
- C1
- C2
- C3
- C4
- C8
- C9
- C10
- C11
- C15
- C16
- C17
- C18
- C24
- C25
- C26

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

# Main Terminal



## TRAIN WRAP

- D1
- D2
- D3
- D4
- D5
- D6
- D7
- D8
- D9
- D10
- D11
- D12
- D13
- D14
- D15
- D16

## TENSION FABRIC DISPLAY

- D17
- D18
- D19
- D20

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

# Airside Terminal E

## TENSION FABRIC DISPLAY

- E1
- E7
- E10
- E11
- E12
- E13
- E14
- E17
- E19
- E20

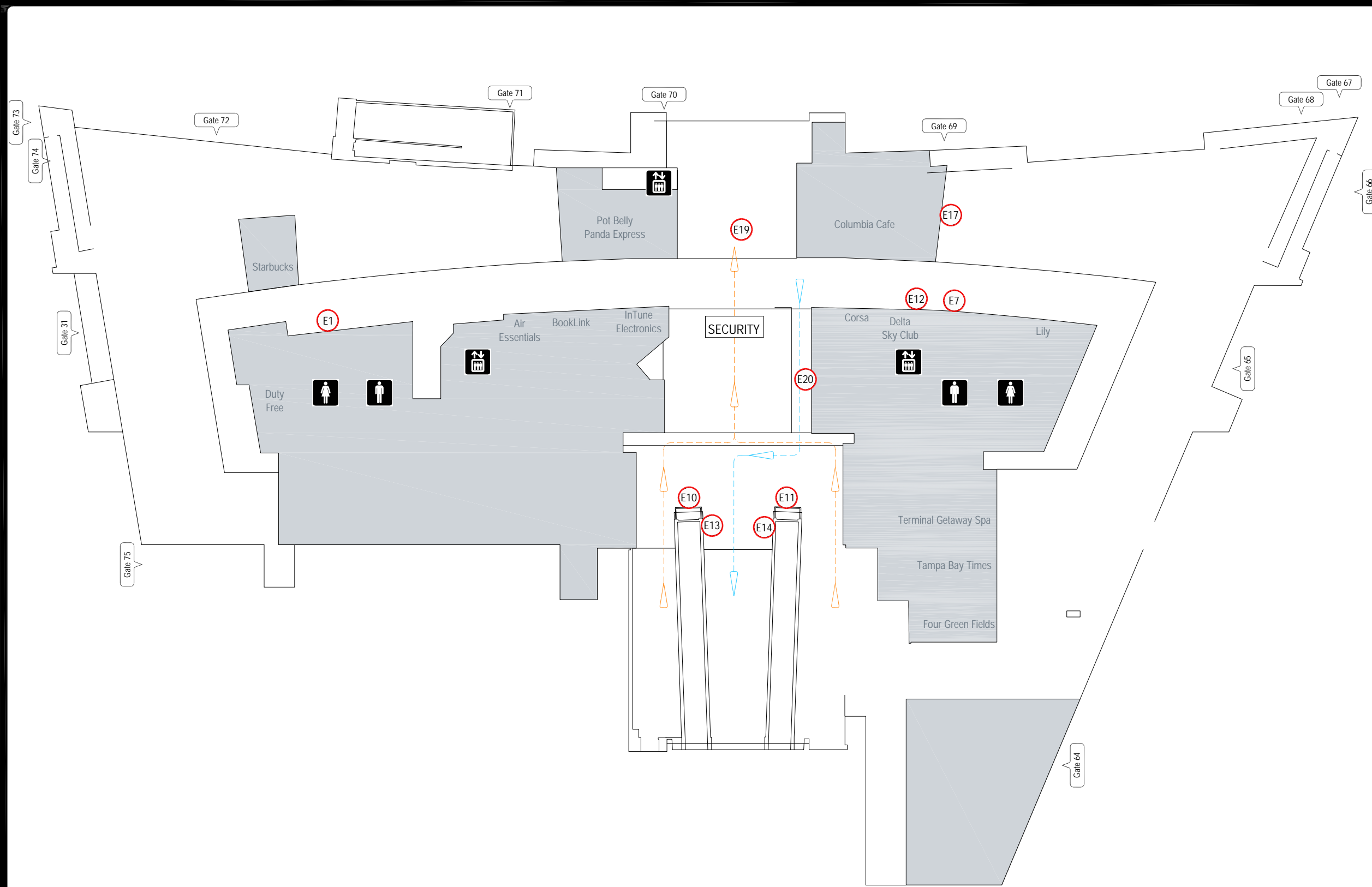
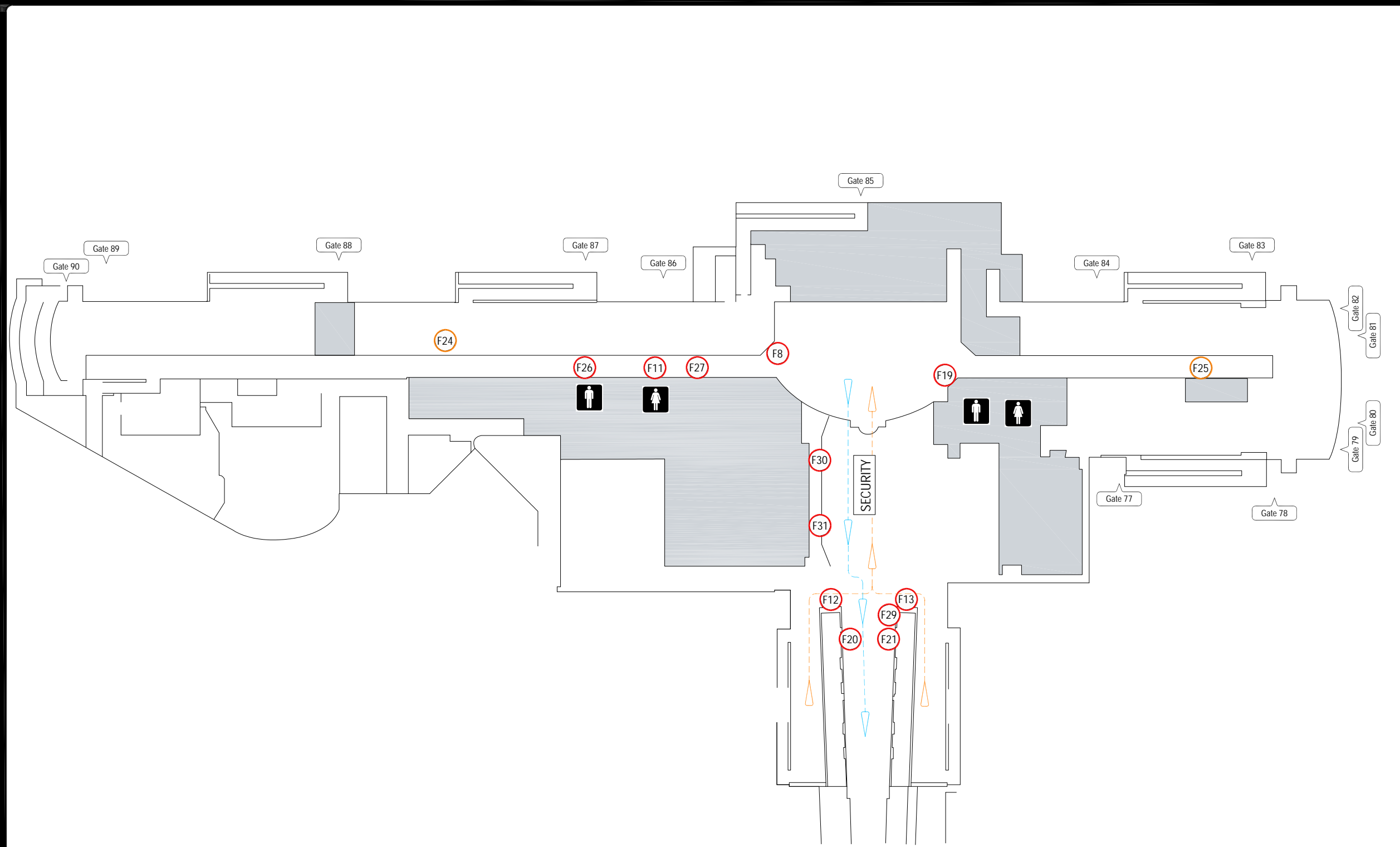


Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

# Airside Terminal F



FID TENSION FABRIC DISPLAY

F8

TENSION FABRIC DISPLAY

- F11
- F12
- F13
- F19
- F20
- F21
- F26
- F27
- F29
- F30
- F31

CLOCK SPONSORSHIP

F24  
F25

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

# Main Terminal

FLOOR EXHIBIT SPACE

H17  
H18

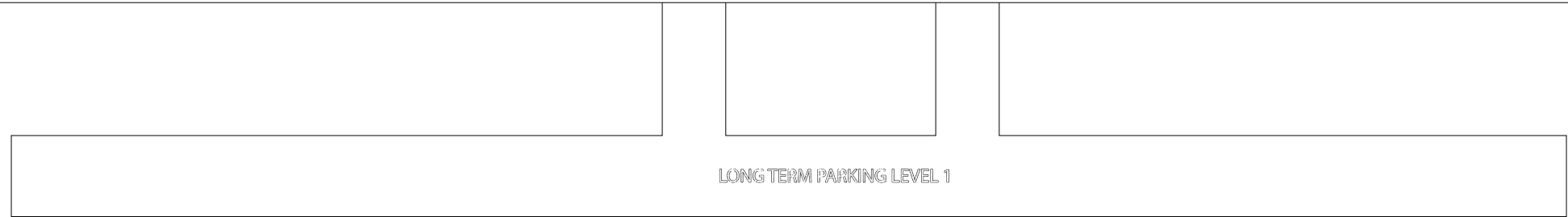
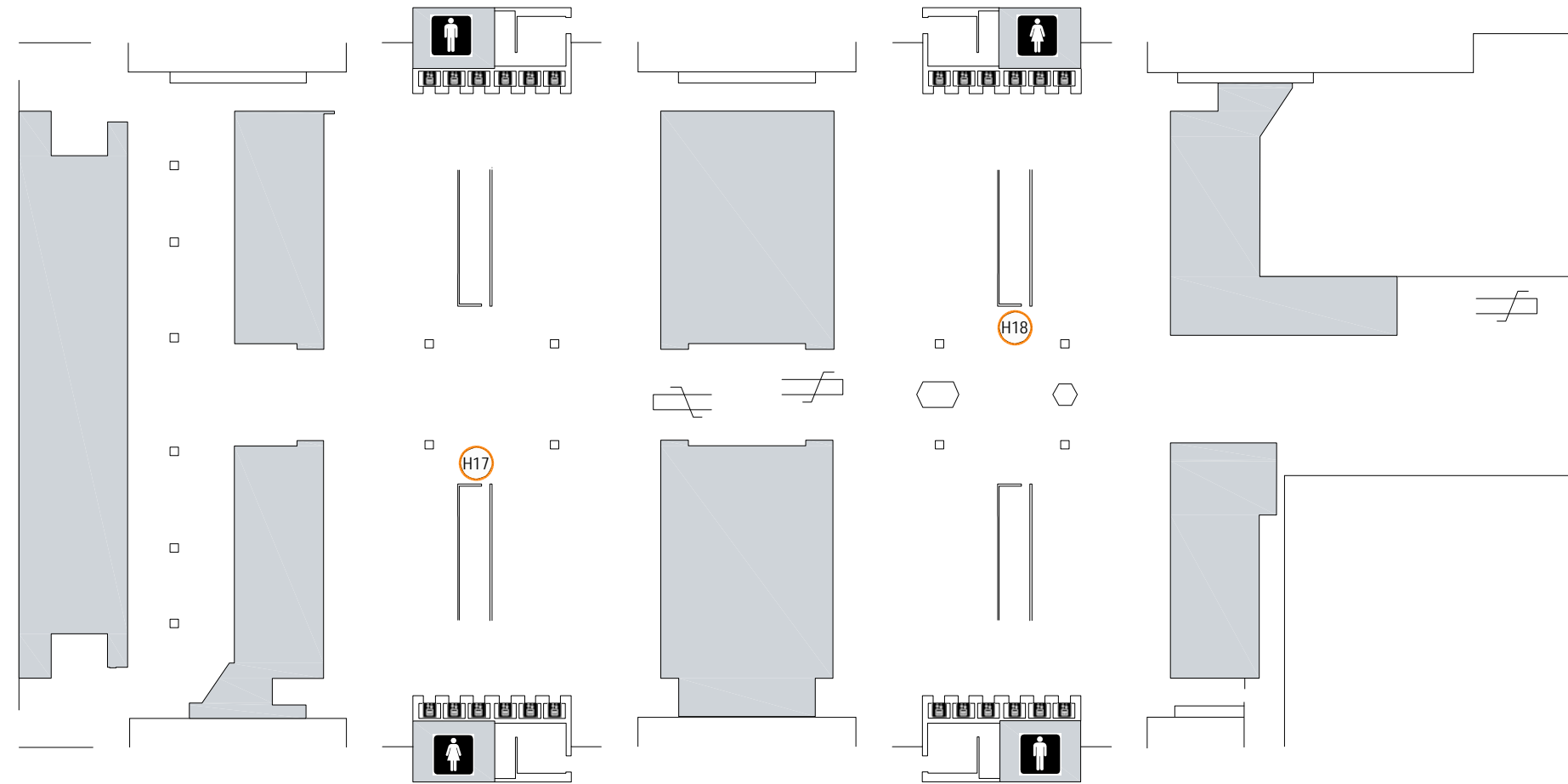


Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Parking Garages



EXTERIOR GARAGE BANNER

11  
15

SKYWALK DOUBLE SIDED WINDOW CLINGS

14

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Parking Garages

WINDOW CLINGS

18  
19

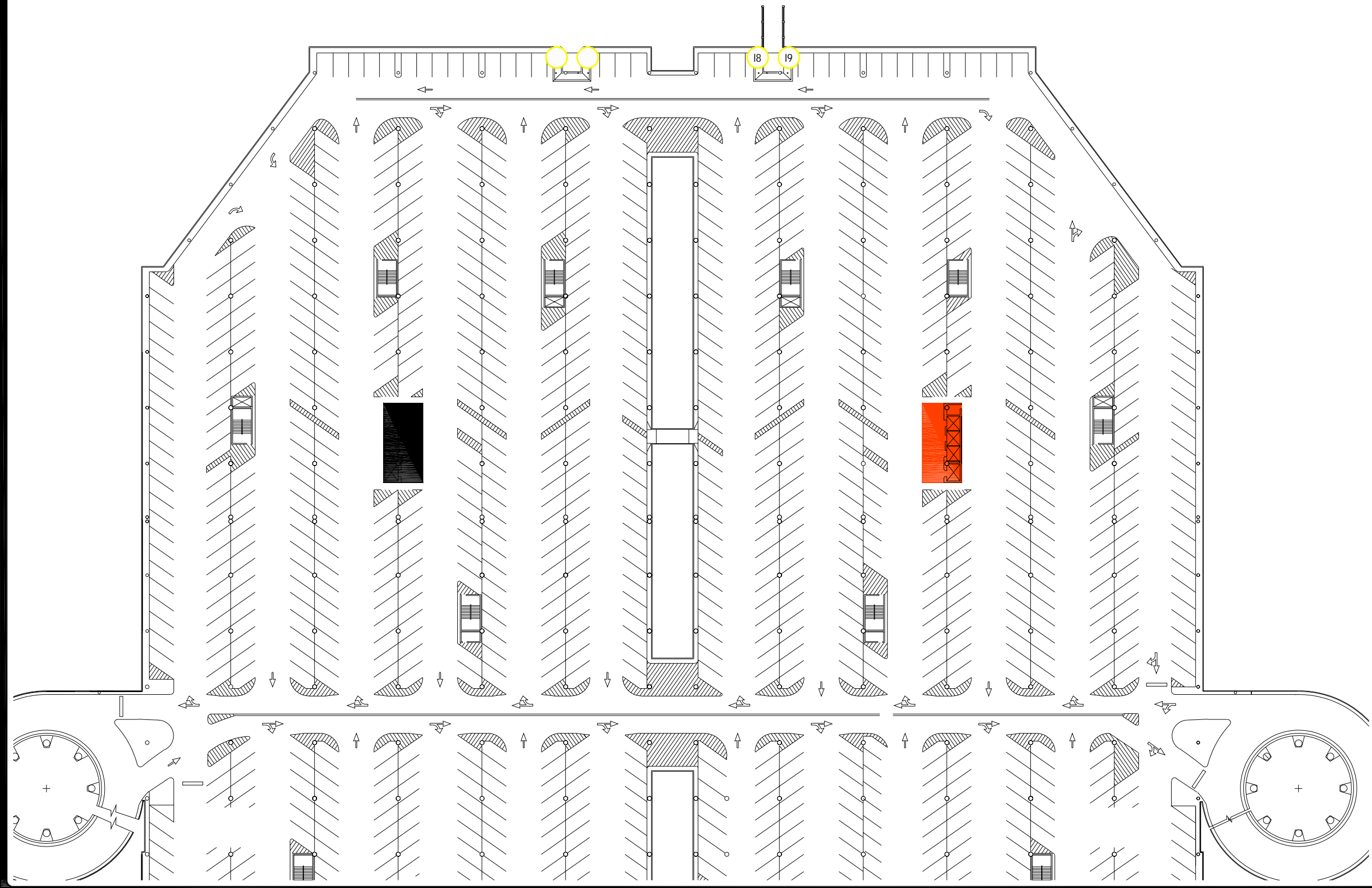


Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Parking Garages

BANNER

11  
15

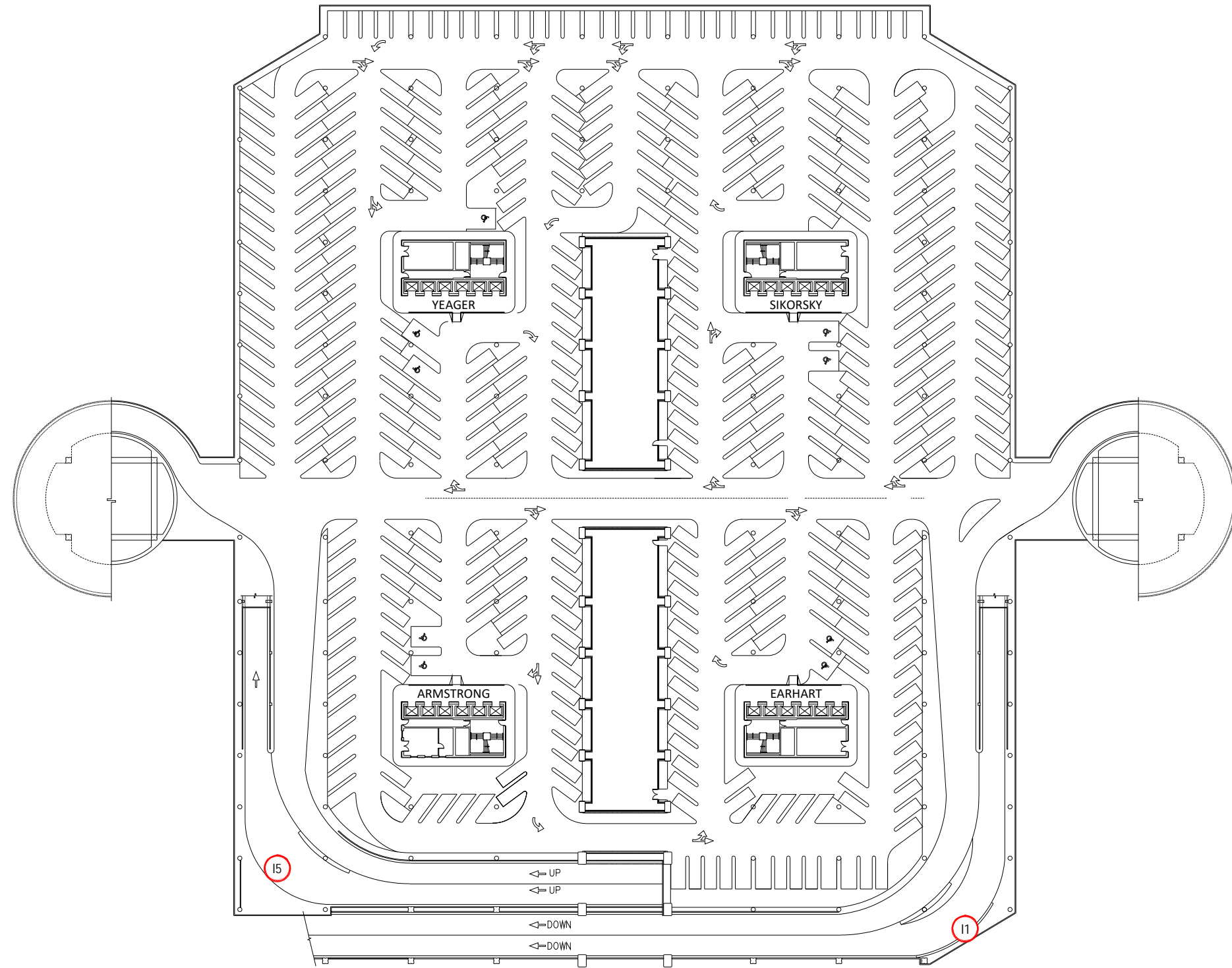
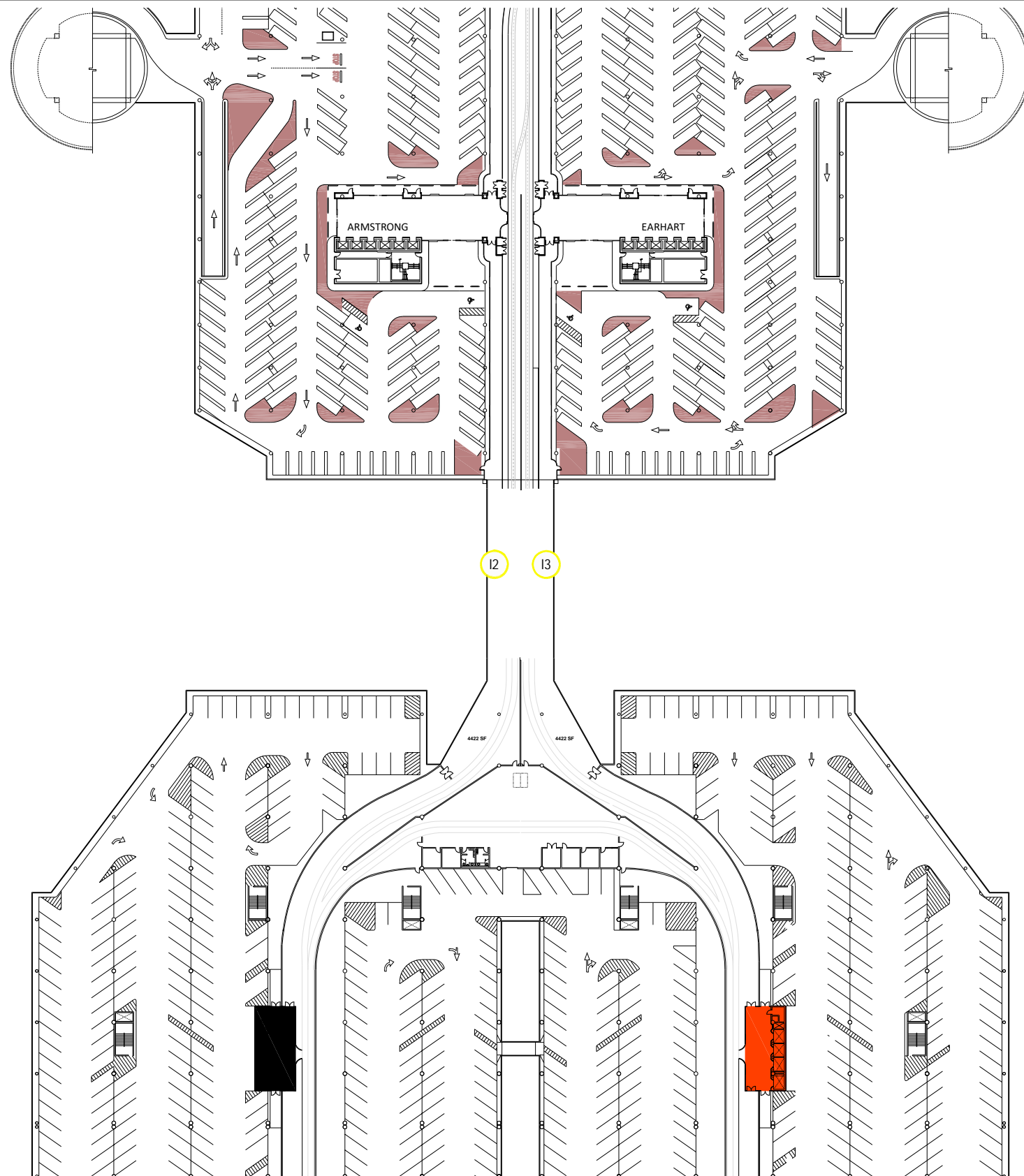


Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

# Parking Garages



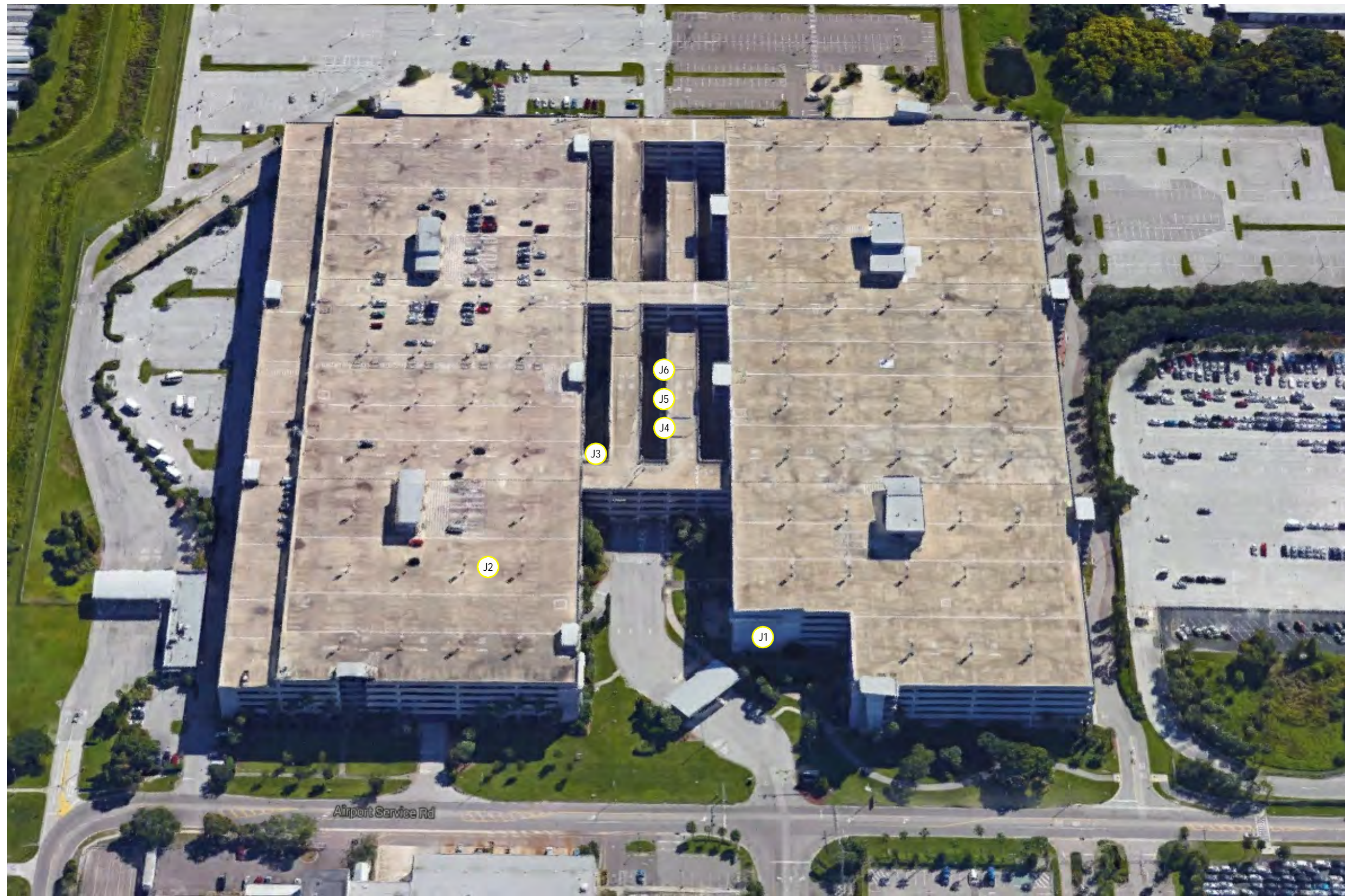
WALL WRAP

- 12 Future Condition
- 13 Future Condition

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



# Parking Garages



- EXTERIOR WRAP
- OVERHEAD WRAPS
- COLUMN WRAPS

J1  
J2  
J3  
J4  
J5  
J6

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services



Tampa Executive Airport



To Be Determined

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

Issued: January 4, 2019

Plant City Airport



To Be Determined

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

Issued: January 4, 2019



Peter O' Knight Airport



To Be Determined

Exhibit D, Advertising Locations  
Hillsborough County Aviation Authority  
Advertising Services

Issued: January 4, 2019

**EXHIBIT E  
STATEMENT OF GROSS RECEIPTS**

Statement of Gross Receipts due to Hillsborough County Aviation Authority  
for the month of \_\_\_\_\_ as required by **Article V, Section 5.02.**

Contract #	Client Name	Gross Receipts
(in ascending order)		0.00
	(list separately amounts paid by Advertiser for:	0.00
	Design, fabrication, and installation of graphics or display	0.00
	Printing, distribution, and maintaining advertiser's brochures	0.00
	Phone or Technical charges	0.00
	Sales commissions	0.00
	Other (use this for any sales tax))	0.00
	Total	0.00
Authority Owned LCD		0.00
		0.00
		0.00
	Total	0.00
Authority Owned Video Wall		0.00
		0.00
		0.00
	Total	0.00
Other Tech		0.00
		0.00
		0.00
	Total	0.00
Static		0.00
		0.00
		0.00
	Total	0.00
Miscellaneous		0.00
		0.00
		0.00
	Total	0.00
	Total Revenue	0.00

GROSS RECEIPTS Subject to Percentage Fee		0.00
A - ___% of Gross Receipts Subject to Percentage Fee	0.00	
B - Minimum Annual Privilege Fee Paid for the statement month	\$ 125,000.00	
<b>Percentage Fee Due - (The greater of A or B above):</b>		0.00
Less - Minimum Annual Privilege Fee paid for the statement month (B above)		125,000.00
<b>Payment due with this statement.</b>		<b>\$0.00</b>

I hereby certify that the above amounts are true, correct and completely in accord with the definition of Gross Receipts, to the best of my knowledge, and that I am a responsible accounting officer of Lamar Airport Advertising Company.

Authorized Company Official \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name Title Phone Number



EXHIBIT G  
TENANT WORK  
PERMIT HANDBOOK

Hillsborough County Aviation Authority  
Tenant Work Permit Handbook





**CHAPTER 1 GENERAL ..... 1-1**

1. Tenant Work Permit (TWP)..... 1-1

2. Basis for an Authority TWP ..... 1-1

3. Definitions..... 1-2

**CHAPTER 2 TENANT WORK PERMIT APPLICATION REQUIREMENTS ..... 2-1**

1. Permit Fee..... 2-1

2. Complete a TWP Application Form FA-23 ..... 2-1

3. Attach Supporting Documentation..... 2-1

4. Preconstruction Conference ..... 2-3

5. Submit for Approval..... 2-4

6. Completion of Work..... 2-4

7. Permit Closure ..... 2-4

**CHAPTER 3 BONDS ..... 3-1**

1. General..... 3-1

2. Commercial Real Estate ..... 3-2

3. Verification..... 3-2

**CHAPTER 4 INSURANCE AND INDEMNIFICATION ..... 4-1**

1. Indemnification and Hold Harmless ..... 4-1

2. Contractual Insurance Terms and Conditions..... 4-3

3. Insurance Requirements..... 4-8

4. Contractor’s Minimum Required Insurance Coverage and Limits – (See Tables A and B ..... 4-9

Sample Accord Form..... 4-11

**CHAPTER 5 GENERAL CONSTRUCTION STANDARDS ..... 5-1**

1. Change Orders ..... 5-1

2. Coordination and Inspection ..... 5-1

3. General..... 5-1

4. Standards of Construction ..... 5-2

A. Codes, Rules, and Regulations ..... 5-2

B. Permits..... 5-2

C. Equipment..... 5-3

D. Material Storage ..... 5-3

E. Demolition ..... 5-3

F. Temporary Construction Barricades..... 5-4

G. Building ..... 5-7

H. Telecommunications and Network Infrastructure Standards ..... 5-8

I. General Electrical..... 5-9

J. Antennas ..... 5-9

K. Fire Alarm and Detection Systems..... 5-11

L. Heating, Ventilation, and Air Conditioning (HVAC) ..... 5-11

M. Cutting, Welding and Patching ..... 5-11

**TABLE OF CONTENTS**  
**TENANT WORK PERMIT HANDBOOK**

N.	Airfield Paving: Runways, Taxiways, and Aprons.....	5-12
O.	Landscaping .....	5-12
5.	Environmental Protection.....	5-12
6.	Storage Tank Systems .....	5-13
7.	Pollution Control.....	5-13
8.	Collection and Disposal of Waste .....	5-14
9.	Pest Control .....	5-15
10.	Limits of Construction.....	5-15
11.	Construction Layout and Stakes .....	5-15
12.	Environmental Management, Groundwater .....	5-15
13.	Familiarization of Existing Conditions.....	5-15
14.	Safety and Protection .....	5-15
15.	Work Hours.....	5-16
16.	Maintenance of Traffic.....	5-17
17.	Cleaning and Protection of Property .....	5-21
18.	Conservation and Salvage .....	5-22
19.	Sustainability.....	5-23
20.	Testing.....	5-23
21.	Final Cleaning.....	5-23
<b>CHAPTER 6 SAFETY AND SECURITY REQUIREMENTS .....</b>		<b>6-1</b>
1.	Safety Plan .....	6-1
2.	General Safety Requirements.....	6-1
3.	Special Written Safety Plans .....	6-3
4.	Emergency Procedures .....	6-4
5.	Security and Protection of Facilities .....	6-4
	A. Securing Work Area .....	6-4
	B. Staging, Stockpile, and Spoil Areas .....	6-4
	C. Intermittent Construction Operations on the AOA .....	6-6
	D. Limitation of Operations on the AOA .....	6-6
	E. Obstructions to Navigation.....	6-6
	F. Access to the Construction Site .....	6-7
6.	Tenant and Contractor's Security Requirements.....	6-8
<b>CHAPTER 7 UTILITIES .....</b>		<b>7-1</b>
1.	General.....	7-1
2.	Protection of Existing Utilities.....	7-1
<b>CHAPTER 8 HEIGHT-ZONING PERMITS .....</b>		<b>8-1</b>
1.	Submission of Height Zoning Permits for Construction Activity Located on Aviation Authority Property.....	8-1
2.	Application Requirements .....	8-1

## CHAPTER 1 GENERAL

### 1. Tenant Work Permit (TWP)

These provisions specify certain minimum requirements by which the Tenant and Contractor agree to be bound while completing work under an approved TWP. The Contractor must comply with any other governing agency requirements or regulations. Except for routine maintenance on installed equipment, TWP is required any time a Tenant performs or hires a Contractor to perform construction or modification work on any Authority property.

Any Tenant work undertaken without the prior approval of the Authority may at the discretion of the Chief Executive Officer or designee, be required to be removed from the Tenant's lease premises and the leased premises restored to its prior condition at the sole expense of the Tenant.

### 2. Basis for an Authority TWP

The TWP program is designed to assure compliance with all of the legal restrictions imposed on the Authority by Florida Statutes, Authority Bond Covenants, Authority Grant Obligations, Hillsborough County Aviation Authority Rules and Regulations, Restatement and Amendment to Declaration of Development Standards and the Authority's provisions pertaining to construction activities within the boundaries of Tampa International Airport by parties other than the Authority. This assures all improvements have been reviewed for compliance with Authority objectives including public safety, security, workmanship, and project record documentation. The TWP Handbook contains detailed instructions on how to complete the required documents, along with Tenant and Contractor responsibilities under the program. Excerpts from the documents and a brief explanation of the basis of some of the provisions follow:

A. Hillsborough County Aviation Authority Policy P743, Development Standards.

The development standards of Authority-owned property will ensure that development of all facilities and improvements are compatible with performance, appearance, and general operating characteristics. The Chief Executive Officer will recommend to the Board, and the Board will adopt, development standards regarding land use and area regulations within the premises of the airports under the Authority's control and supervision. All Authority real property will be subject to development in accordance with these standards. The Chief Executive Officer or designee will ensure compliance with these standards.

B. Rules and Regulations, R340 Tampa International Airport, dated October 6, 2011, Section 2 – General Regulations, paragraphs 2.1 and 2.2 are quoted as follows:

1) COMPLIANCE WITH RULES AND REGULATIONS

- (a) Any permission granted by the Authority, directly or indirectly, expressly, or by implication or otherwise, to any person to enter or to use the Airport or any part thereof, is conditioned upon strict compliance with the Authority's rules and regulations, policies, standard procedures and directives.
- (b) Any permission granted by the Authority under these rules and regulations is conditioned upon the payment of any and all applicable fees and charges established by the Authority.

2) COMMERCIAL ACTIVITY, ADVERTISING, DISPLAY AND SPEECH

In compliance with the Authority's policies, standard procedures and directives no person for any business, commercial, or revenue producing purposes, will occupy or rent space, conduct any business, commercial enterprise or activity, post, distribute, or display signs, advertisements, circulars, pictures, sketches or drawings, or engage in any other forms of commercial speech on the airport without first obtaining a written contract, permit or other form of written authorization from the Authority.

Any Contractor by entering into an agreement to do work on Authority property is engaging in commercial activity on the Airport and consequently is bound to comply with all the rules and regulations of Tampa International Airport in conducting its business

### 3. Definitions

Whenever the following terms are used in TWP documents or any other documents or instruments pertaining to this program, the intent and meaning shall be interpreted as follows:

**Air Operations Area (AOA):** Area of the airport used or intended to be used for the landing, takeoff, or surface maneuvering of aircraft, and the paved and unpaved areas within the security fenced area.

**Authority:** Hillsborough County Aviation Authority, whose address is Post Office Box 22287, Tampa, Florida 33622.

**Contractor:** The person, firm or corporation performing construction activities on Authority-owned or controlled property.

**Co-obligee Payment Bond:** The approved form of security, naming both the tenant (the contracting agent) and Authority (the property owner), furnished by the Contractor and its

surety, on the form provided by the Authority, as a guaranty that the Contractor will pay all sub-Contractors and suppliers.

Co-obligee Performance Bond: The approved form of security, naming both the tenant (the contracting agent) and Authority (the property owner), furnished by the Contractor and its surety, on the form provided by the Authority, as a guaranty that the Contractor will complete the work in accordance with the terms of the contract, the TWP.

Commercial Real Estate: Property owned by the Hillsborough County Aviation Authority leased and or developed for commercial uses. Examples include International Mall and Corporate Centers.

Fixed Base Operator (FBO): The operator of general aviation facilities on Tampa International Airport (TPA) or Authority General Aviation Airports.

Surety: The corporation, partnership, or individual other than the Contractor, executing bonds which are furnished to the Owner by the Contractor.

Sustainable Design Criteria Manual (SDCM): Sustainable strategy recommendations, requirements, and tracking protocols for design and construction projects.

Sustainable Management Plan (SMP): Defines the context for the Authority's sustainability program, initiatives and implementation plans.

Tenant: Refers to that person, firm or corporation having a leasehold or sublease on Authority-owned or controlled property.

Tenant Work Permit Coordinator: The individual designated by the Authority to oversee and facilitate the TWP program.

## CHAPTER 2 TENANT WORK PERMIT APPLICATION REQUIREMENTS

All applicants completing a Tenant Work Permit (TWP) will give special attention to the required attachments, which must accompany the application, especially the bonding and insurance requirements. When completed and signed, the application and attachments will be forwarded to the Authority Maintenance Department. General instructions for completing the Application are as follows:

### 1. Permit Fee

The Authority does not charge a fee for the TWP. However, work completed without an approved TWP will be subject to Tenant charges or removal at tenant expense. All other building permit and project development fees required to complete the work are the responsibility of the Tenant and Contractor.

### 2. Complete a TWP Application Form FA-23

- A. Complete the TWP application in its entirety and submit to the TWP coordinator for the processing and review of the permit application. Both the Tenant and Contractor must sign the TWP application. The TWP application can be found at:

<http://www.tampaairport.com/airport-operations>

- 1) Tenant: Complete page one of the TWP permit application. Provide a detailed description of the Scope/nature of request, dates required for work, airport location and all contact information.
- 2) Contractor: Complete applicable sections of page two of the TWP permit application.

### 3. Attach Supporting Documentation

- A. Performance and Payment Bonds

See Chapter 3 - Bonds for specific requirements.

- B. Insurance

All work must have proper insurance and must be approved by the Authority. For specific requirements, see Chapter 4 – Insurance.

- C. Drawings and Specifications

- 1) Two sets of complete drawings and specifications will be submitted with the TWP Application. The drawings should be to scale and submitted in a size, and in sufficient detail, to permit easy review and a clear understanding of the proposed work. At a minimum, the drawings shall contain a dimensioned plan view of the work, a location map of the work site, and as much additional information as necessary to define the scope of work, staging area, haul routes, and exact work requirements.
- 2) Drawings involving public safety, structural modifications, facility systems, or environmentally sensitive or hazardous work, etc., must be signed and sealed by an appropriately licensed professional. At the Authority's option, this requirement may be waived after a review of the planned work. If changes are made to the approved plans and specifications, the proposed changes must be certified signed and sealed and shall be submitted to the Authority for review prior to proceeding.
- 3) Tenants or Contractors designing projects using Building Information Modelling (BIM) shall include the Revit files as part of their closeout documents in addition to required CAD files.

D. Storage Tanks

Work involving the installation or removal of storage tanks, retention ponds, asbestos, and other environmentally sensitive items may require substantial additional detailed specifications, plans, and permits to be submitted prior to approval and before project closure. Additional guidelines for storage tank systems are contained in Chapter 5.6 – Storage Tanks Systems.

E. Antennas

For work involving new antennas, the Tenant will submit the proposed frequencies to the Authority for review to ensure there is no interference with existing frequencies. All antennas with an above ground level height greater than 10 feet will require an additional height-zoning permit(s) as described in Chapter 8 – Height-Zoning Permits.

F. Welding and Cutting Permit

The welding & cutting permit and instructions attached hereto are provided for the Contractor's use as may be required. The Contractor and tenant will execute the application and submit it to the Authority Maintenance Department at least two (2) work days prior to the date any welding, cutting, brazing or other hot work are expected to occur on the job site. See Chapter 5 – General

Construction Standards for additional information. Welding and Cutting Permit Application can be found at

<http://www.tampaairport.com/airport-operations>

G. Maintenance/Construction Notices (MCN)

Occasional interruptions to utilities and operations are required to complete projects. A MCN must be submitted to the Authority Maintenance Department 72 hours prior to the proposed interruption of the following systems.

Electrical Outages	Work on Live Electrical Feeds
Chilled Water	Shuttle Systems
Fire Sprinkler	HVAC
Fire Alarm	Tele/Data Systems
Roadways	Other (any system that may affect any Operations)
Domestic Water	

Interruptions to Traffic will require the Tenant or contractor to submit to the Tenant Work Permit Coordinator a Management of Traffic Plan (MOT) including barricades, lighting and flagmen where required.

The Authority has the right to reject or cancel any MCN in the event the work may be accomplished through other means or other that are unforeseeable circumstances. See Chapter 5, paragraph 16 for further Management of Traffic requirements.

#### 4. Preconstruction Conference

Prior to approving the TWP, the Contractor and Tenant may be required to attend a preconstruction conference with the TWP Coordinator and other Authority representatives. The Tenant requesting the work permit will notify the TWP Coordinator a minimum of two working days in advance of when they would like to schedule the meeting, and will provide a list of Contractors and a proposed schedule of work activity. The Authority will not schedule a conference until it has reviewed the proposed project plans and specifications.

The agenda for the pre-construction meeting will include, but is not limited to, the following:

- A. Scope of Work
- B. Start and completion dates
- C. Contractor's staffing and list of subcontractors and emergency phone numbers
- D. Material and equipment (delivery and storage)



- E. Job site safety and Barricade plan
- F. Work hours, noise, construction lights, hard hats
- G. Accessing the work site
- H. Utilities (service interruption request)
- I. Cutting and welding permit
- J. Waste Removal and Sustainability
- K. Contractor parking
- L. Fire alarms
- M. Change Orders
- N. Inspections (City, County and HCAA)
- O. Insurance and bonds
- P. Safety and emergency (OSHA/HCAA requirements)
- Q. Security
- R. Progress meetings
- S. Project close out documents
- T. Special provisions

## 5. Submit for Approval

The Authority's Maintenance Department will coordinate a review of all documentation with the appropriate Authority staff. Any issues raised will be brought to Tenant or Contractor attention for resolution. The work permit will not be approved until all requirements specified in the TWP Handbook have been met. *If all submittals are complete, the TWP will be processed within five business days. Work on the project cannot begin until an approved Work Permit has been issued by the Authority.*

## 6. Completion of Work

Time is of the essence in the completion of an approved TWP. It is agreed that if a permit is not completed in a timely manner by the Tenant that the Authority may complete the work at Tenant's expense. Additionally, Tenant agrees to correct to the Authority's satisfaction any latent defects discovered after the work is completed.

## 7. Permit Closure

The Tenant will notify the Authority in writing when the work is complete. At that time, the Authority will schedule a final inspection of the project. Any discrepancies noted will be forwarded to the Tenant for resolution prior to final closeout of the permit.

Upon completion of the work, the Contractor shall submit to the Authority a signed and sealed reproducible set of record or as built drawings. The Contractor shall submit a CAD disk(s) or CD-ROM(s) of the as built drawings in AutoCAD Release 12 or later format and in accordance with Authority CAD Specifications.

Upon receipt of the notice of completion, and the required record drawings, the Authority will review and close the TWP. All Contractor insurance and bonds will remain current and in force until the TWP is closed by the Authority.

## CHAPTER 3 BONDS

### 1. General

- A. The tenant/Contractor will furnish co-obligee payment and performance bonds for all projects where the cost of construction is over \$25,000. The bonds will be in the full amount of their contract, on the forms provided by or deemed acceptable by the Authority, with a surety or sureties for the full and faithful performance of the work. The surety on any bond will be a corporate surety, satisfactory to the Authority, authorized under the laws of Florida to do business in the state of Florida and authorized to write that type of bond through a resident agent of the corporation located in the state of Florida. Bonds must be approved by the Authority prior to the commencement of any on-site work. Any forms used other than the Authority form will require a legal review. Such review may cause a delay in the final approval of a permit.

Be advised the Florida Construction Lien Law in Chapter 713 of the Florida Statutes, may not be applicable to the Authority, as a public agency. Any Claim of Lien purporting to attach to the real property owned by public agencies is invalid.

If a payment bond is associated with the work, under Florida Statute, Chapter 713 and 255 this creates a right of action, if necessary, against the Contractor and the surety.

- B. For work done for and by a Tenant, where the Tenant is a federal government entity, the Authority may accept a co-obligee rider to the Contractor-provided payment and performance bonds issued to the federal government agency for whom it is doing work on the airport. The rider must name the Authority as a co-obligee of the bonds and must be submitted with an executed original copy of the bonds and power of attorney. It is the governmental agency's responsibility to verify the applicability of this provision before proceeding.
- C. In lieu of the bond required by this section, a tenant or Contractor may file with the Authority an alternative form of security acceptable to the Authority. Any such alternative form of security will be for the same purpose and be subject to the same conditions as those applicable to the bond required by this chapter. The Tenant and Contractor may also be required to pay for the Authority's additional costs associated with the review. Bond forms can be located at.

<http://www.tampaairport.com/airport-operations>

## 2. Commercial Real Estate

### A. Work Requiring Bonds

The following types of construction will require bonding according to the provisions above.

- 1) Original construction of a facility
- 2) Additions to facility
- 3) Major exterior renovations

### B. Work that may be Exempt from Authority Bonding Requirements

- 1) Initial interior fit-outs
- 2) Interior refurbishment and renovations

## 3. Verification

The Authority reserves the right to verify compliance with these bonding provisions. Bonds will remain in force for a minimum of one year after the close out of the TWP by the Authority or until all obligations by the Tenant and Contractor have been fulfilled, as determined by the Authority, whichever is later. The Tenant will ensure the Contractor's bonds or bonding instruments are current and in force until released of the obligation by the Authority.

END OF CHAPTER

## CHAPTER 4 INSURANCE AND INDEMNIFICATION

### 1. Indemnification and Hold Harmless

- A. By applying for the Tenant Work Permit, Tenant and Contractor agree to the following:

To the maximum extent permitted by Florida Law, in addition to Tenant and Contractor's obligation to provide pay for and maintain insurance as set forth elsewhere in the Handbook, Tenant and Contractor will indemnify and hold harmless the Authority, its members, officers, agents, employees, and volunteers from any and all liabilities, suits, claims, expenses, losses, costs, fines and damages (including but not limited to claims for attorney's fees and court costs) caused in whole or in part by the:

- 1) presence on, use or occupancy of Authority property;
- 2) acts, omissions, negligence (including professional negligence and malpractice), recklessness, intentional wrongful conduct, activities, or operations;
- 3) any breach of the terms of this Handbook;
- 4) performance, non-performance or purported performance of the Lease;
- 5) violation of any law, regulation, rule or ordinance;
- 6) infringement of any patent, copyright, trademark, trade dress or trade secret rights;
- 7) contamination of the soil, groundwater, surface water, storm water, air or the environment by fuel, gas, chemicals or any other substance deemed by the Environmental Protection Agency or other regulatory agency to be an environmental contaminant;

of the Tenant or Contractor or the Tenant or Contractor's officers, employees, agents, volunteers, subcontractors, invitees, or any other person directly or indirectly employed or utilized by the Tenant or Contractor regardless of whether the liability, suit, claim, expense, loss, cost, fine or damages is caused in part by an indemnified party.

- B. In addition to the duty to indemnify and hold harmless, Tenant and Contractor will have the separate and independent duty to defend the Authority, its members, officers, agents, employees, and volunteers from all suits, claims or actions of any nature seeking damages, expenses, losses, costs, fines or

attorney's fees in the event the suit, claim, or action of any nature arises in whole or in part from the:

- 1) Presence on, use or occupancy of Authority property;
- 2) Acts, omissions, negligence (including professional negligence and malpractice), recklessness, intentional wrongful conduct activities, or operations;
- 3) Any breach of the terms of this Handbook;
- 4) Performance, non-performance or purported performance for this Lease;
- 5) Violation of any law, regulation, rule or ordinance;
- 6) Infringement of any patent, copyright, trademark, trade dress or trade secret rights;
- 7) Contamination of the soil, groundwater, surface water, storm water, air or the environment by fuel, gas, chemicals or any other substance deemed by the Environmental Protection Agency or other regulatory agency to be an environmental contaminant;

of the Tenant or Contractor or the Tenant or Contractor's officers, employees, agents, volunteers, subcontractors, invitees, or any other person directly or indirectly employed or utilized by the Tenant or Contractor regardless of whether it is caused in part by the Authority, its members, officers, agents, employees, or volunteers. This duty to defend exists immediately upon presentation written notice of a suit, claim or action of any nature to the Tenant/Contractor by a party entitled to a defense hereunder.

- C. If the above indemnity or defense provisions or any part of the above indemnity or defense provisions are limited by Fla. Stat. § 725.06(2)-(3), then Tenant and Contractor agrees to the following: To the maximum extent permitted by Florida Law, Tenant and Contractor will indemnify and hold harmless the Authority, its officers and employees from any and all liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fee, to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the Tenant or Contractor and persons employed or utilized by the Tenant or Contractor in the performance of the Work governed by this manual.
- D. If the above indemnity or defense provisions or any part of the above indemnity or defense provisions are limited by Fla. Stat. § 725.06(1), the monetary limitation on the extent of the indemnification shall be the greater of the (i) monetary value of the Contract between Tenant and Contractor, (ii) coverage amount of Commercial General Liability Insurance required under this manual or contract (whichever is greater or (iii) \$1,000,000.00. Otherwise, the obligations of this Article will not be limited by the amount of any insurance required to be obtained or maintained under manual

- E. Tenant and Contractor's obligations to defend and indemnify as described in this Article will survive the expiration or earlier termination of the permit providing for the work under this Manual or until it is determined by final judgment that any suit, claim or other action against the Authority, its members, officers, agents, employees, and volunteers is fully and finally barred by the applicable statute of limitations or repose.
- F. Nothing in this Provision will be construed as a waiver of any immunity from or limitation of liability the Authority, or its members, officers, agents, employees, and volunteers may have under the doctrine of sovereign immunity under common law or statute.
- G. The Authority and its members, officers, agents, employees, and volunteers reserve the right, at their option, to participate in the defense of any suit, without relieving Tenant/Contractor of any of its obligations under this Provision.
- H. If this Provision or any part of this Provision is deemed to conflict in any way with any law, the Provision or part of the Provision will be considered modified by such law to remedy the conflict.

## **2. Contractual Insurance Terms and Conditions**

### **A. Procurement of Coverage**

With respect to each of the required coverage, Tenant or Contractor will, at the its expense, procure, maintain and keep in force the amounts and types of insurance conforming to the minimum requirements set forth in this document. Coverage will be provided by insurance companies eligible to do business in the State of Florida and having an AM Best rating of "A-" or better and a Financial Size Category of "VII" or better. Utilization of non-rated companies or companies with AM Best ratings lower than A- or financial size category lower than VII may be approved on a case by case basis by the Authority's Risk Management Department.

### **B. Terms of Coverage**

Except as otherwise specified in this document, the insurance will commence on or prior to the effective date of this document and will be maintained in force throughout the duration of this document.

C. Reduction of Aggregate Limits

If any reduction of an aggregate limit occurs, the Tenant or Contractor will take immediate steps to have it reinstated.

D. Cancellation Notice

Each of the insurance policies will be specifically endorsed to require the insurer to provide the Authority with 30 days' written notice (10 days for non-payment of premium) prior to the cancellation of the policy. The endorsement will specify that such notice will be sent to:

Hillsborough County Aviation Authority  
Attn.: Chief Executive Officer  
Tampa International Airport  
Post Office Box 22287  
Tampa, Florida 33622

E. No Waiver by Approval/disapproval

The Authority accepts no responsibility for determining whether the Tenant or Contractor's insurance is in full compliance with the insurance required by this document. Neither the approval by the Authority nor the failure to disapprove the insurance furnished by the Tenant or Contractor will relieve the tenant or Contractor of their full responsibility to provide the insurance required by this document.

F. Changes in Coverage and Required Limits of Insurance

The coverage and minimum limits of insurance required by this document are based on circumstances in effect at the inception of this document. If, in the opinion of the Authority, circumstances merit a change in such coverage or minimum limits of insurance required by this document, the Authority may change the coverage and minimum limits of insurance required, and that the Tenant or Contractor will, within 60 days of receipt of written notice of a change in the coverage and minimum limits required, comply with such change and provide evidence of such compliance in the manner required by this document. Provided, however, that no change in the coverage or minimum limits of insurance required will be made by the Authority until at least two years after inception of this this document. Subsequent changes in the coverage or minimum limits of insurance will not be made by the Authority until at least two years after any prior change by the Authority unless extreme conditions warrant such change and are agreeable to both parties.



If, in the opinion of the Authority, compliance with the insurance requirements is not commercially practical for the tenant/Contractor, at the written request of the tenant/Contractor, the Authority may, at its sole discretion and subject to any conditions it deems appropriate, relax or temporarily suspend, in whole or in part, the insurance requirements which would otherwise apply to the tenant/Contractor. Any such modification will be subject to the prior written approval of the Authority, and subject to the conditions of such approval.

G. Specified Coverage Requirements

If, in the opinion of the Authority, tenant or Contractor's general liability, automobile liability, or workers' compensation will not adequately insure against specified risks the Authority reserves the right to require tenant or Contractor to purchase additional coverage including but not limited to builder's risk or environmental liability.

H. Proof of Insurance Coverage

Tenant and Contractor will not commence work or use or occupy Authority premises in connection with this document, until the required insurance is in force, preliminary evidence of insurance acceptable to the Authority has been provided to the Authority, and the Authority has granted permission to the tenant or Contractor to commence work or use or occupy the premises in connection with this document.

As preliminary evidence of compliance with the insurance required by this document, the tenant and Contractor will furnish the Authority with a certificate(s) of insurance satisfactory to the Authority. This certificate must be signed by an authorized representative of the insurer. If requested by the Authority, the tenant or Contractor will, within (15) days after receipt of written request from the Authority, provide the Authority with copies of required endorsements and/or a certified complete copy of the policies of insurance. The tenant and Contractor may redact those portions of the insurance policies that are not relevant to the coverage required by this document. The tenant and Contractor will provide the Authority with renewal or replacement evidence of insurance, acceptable to the Authority, prior to expiration or termination of such insurance.

I. Certificate of Insurance

For the purposes of this document, a certificate of insurance must be completed in a manner which clearly indicates that, to the extent required by this document:

Indicates the Authority, members of the Authority's governing body, and the Authority's officers, volunteers and employees are included as "Additional Insureds" on all policies other than workers compensation and professional liability;

Indicates insurers for all policies have waived their subrogation rights against the Authority, members of the Authority's governing body and the Authority's officers, volunteers and employees;

Indicates that the certificate has been issued in connection with this document;

Indicates the amount of any deductible or self-insured retention applicable to all Coverages;

Identify the name and address of the additional insured as:

Hillsborough County Aviation Authority  
Attn.: Chief Executive Officer  
Post Office Box 22287  
Tampa, Florida 33622  
and;

Be signed and dated using approved methods by an individual who is an authorized representative of each insurer, whose insurance is the subject of the certificate and who is authorized by each such insurer to issue the certificate of insurance . Facsimile signatures are acceptable.

J. Deductibles / Self Insurance (SIR)

- 1) All deductibles, self-insured retentions or any structures other than a fully insured program must be approved by the Authority. The Tenant and Contractor agree to provide all necessary documentation necessary for the Authority to review the deductible self-insured retention or alternative program structure.
- 2) Tenant and Contractor will pay on behalf of the Authority, or any member of the Authority's governing body, or any officer, volunteer or employee of the Authority, any deductible or self-insured retention which, with respect to the required insurance, is applicable to any claim by or against the Authority, or any member of the Authority's governing body, or any officer, volunteer or employee of the Authority.
- 3) Any agreement by the Authority to allow the use of a deductible or self-insurance program will be subject to periodic review by the Authority. If,

at any time, the Authority deems that the continued use of a deductible or self-insurance program by the Tenant or Contractor will not be permitted, the Authority may, upon 60 days' written notice to the Tenant or Contractor, require the Tenant or Contractor to replace or modify the deductible or self-insurance in a manner satisfactory to the Authority.

- 4) Any deductible amount or SIR program will be included and clearly described on the certificate of insurance prior to any approval by the Authority. This is to include fully insured programs which have a zero deductible applicable to the policy. Authority reserves the right to deny any certificate not in compliance with this requirement.

K. Tenant and Contractor's Insurance Primary

Tenant and Contractor's required insurance will apply on a primary basis. Any insurance maintained by the Authority will be excess and will not contribute to the insurance provided by or on behalf of the Tenant or Contractor.

L. Waiver of Subrogation:

The Tenant and Contractor, for themselves and on behalf of their insurers, to the fullest extent permitted by law without voiding the insurance required by this document, waive all rights against the Authority, members of the Authority's governing body and the Authority's officers, volunteers and employees, for damages or loss to the extent covered and paid for by any insurance maintained by the them.

M Tenant or Contractor's Failure to Comply with Insurance Requirements

1) Authority's Right to Procure Replacement Insurance

If, after the inception of this document, Tenant or Contractor fail to fully comply with the insurance requirements of this document, in addition to, and not in lieu of any other remedy available to the Authority provided by this document the Authority may at its sole discretion procure and maintain on behalf of the Tenant or Contractor, insurance which provides, in whole or in part, the required insurance.

2) Replacement Coverage at Sole Expense of Tenant or Contractor

The entire cost of any insurance procured by the Authority pursuant to this section will be paid by the Tenant and Contractor. At the option of the Authority, the Tenant and Contractor will either directly pay the cost of the insurance or immediately reimburse the Authority for any costs

incurred by the Authority including premium and a 15% administration cost.

3) Tenant and Contractor to Remain Fully Liable

Except to the extent any insurance procured by the Authority pursuant to this section actually provides the insurance coverage required by this document, the Tenant and Contractor will remain fully liable for full compliance with the insurance requirements in this document.

4) Authority's Right to Terminate, Modify, or Not Procure

Any insurance procured by the Authority pursuant to this section is solely for the Authority's benefit and is not intended to replace or supplement any insurance coverage which otherwise would have been maintained by the Tenant or Contractor. Authority is not obligated to procure any insurance pursuant to these requirements and retains the right, at its sole discretion, to terminate any such insurance which might be procured by the Authority pursuant to this section.

### 3. Insurance Requirements

- A. In general, the Authority does not require proof of insurance for TWPs which are completed by the tenant on their facilities using their own employees or for Tenant or Contractor performing routine maintenance work on tenant facilities and equipment. The Contractor will furnish the Authority with properly completed and signed original certificates of insurance, in the amounts and types of insurance specified by the Authority. Specific TWP requirements are based on the location and type of work to be performed. The Tenant will be responsible for insuring that the Contractor maintains the required insurance coverage in force and current until the TWP is closed by the Authority. It is paramount that the insurance agent issuing the certificate of insurance read and follows the instructions carefully.

In general, the required minimum general liability limits for a TWP are primarily a function of the work location and are as follows:

For work on Tampa International Airport, \$1 Million for non-redevelopment construction or ongoing repair or work, outside the fenced air operations area (AOA); \$5 Million for Non-AOA redevelopment construction by general Contractors; \$5 Million for all projects inside the fences and on the ramp areas around parked aircraft; and \$10 Million for all projects inside the AOA fenced area and on or near the runways and taxiways. The final decision on the specific types and limits of coverage's required will be determined by Authority Risk

Management based on information submitted with the TWP Application and as otherwise determined by the Authority based on other considerations. Environmentally sensitive or hazardous types of work such as the removal of asbestos, storage tanks systems, and other similar work will require a minimum of \$1 Million general Liability coverage regardless of the project costs and may require other specialized forms of coverage such as an additional policy covering Contractor pollution liability.

- B. For General Aviation Airports (Plant City, Peter O. Knight, and Tampa Executive), same as Tampa International Airport, except the limits for non-AOA redevelopment construction by General Contractors is reduced to \$2 Million; work inside the AOA and on the ramps are reduced to \$2 Million, and work on or near the runways or taxiways will require \$5 Million of coverage.
- C. The amounts and types of insurance will conform to the following minimum requirements. The wording of all policies, forms, and endorsements must be acceptable to the Authority.
- D. Based on the project location and type of work proposed, the category of coverage and limits as specified in Tables A and B herein will generally apply. The minimum required coverage and limits stated therein may be changed by the Authority based on information discovered before the completion of the TWP. When notified of such changes, the Contractor will provide any new coverage or limits as may be required before proceeding with the work.

**4. Contractor’s Minimum Required Insurance Coverage and Limits – (See Tables A and B**

- A. Workers' Compensation and Employers' Liability Insurance - will be maintained by the Contractor during the term of the TWP for all employees engaged in this work under the TWP. The amount of such insurance will not be less than:

Workers' Compensation	Statutory
Employers' Liability	\$ Limit Each Accident
	\$ Limit Disease Policy Limit
	\$ Limit Disease Each Employee.

- B. Commercial General Liability Insurance - The minimum limits of insurance (inclusive of any amounts provided by an umbrella or excess policy) covering the work performed pursuant to this TWP will be the amounts specified herein. Coverage will be provided for liability resulting out of, or in connection with, ongoing operations performed by, or on behalf of, the Contractor under this TWP or the use or occupancy of Owner premises by, or on behalf of, the Contractor in connection with this TWP. Coverage shall be on a form no more restrictive than ISO Form CG 00 01. Additional insured coverage shall be on a

form no more restrictive than ISO Form CG 20 10 10 01 and CG 20 37 10 01. Coverage shall be provided with limits of not less than:

Bodily Injury and Property Damage Liability	\$ Combined Single Limit Each Occurrence and Aggregate with the General Aggregate Limit Specific for this project.
--	---

- C. Business Auto Liability Insurance - will be maintained by the Contractor as to ownership, maintenance, and use of all owned, hired and non-owned, vehicles. Coverage shall be provided on a form no more restrictive than ISO Form CA 00 01. The minimum limits of insurance (inclusive of any amounts provided by an umbrella or excess policy) covering the work performed pursuant to this TWP will be:

Bodily Injury and Property Damage Liability	\$ Combined Limit Each Occurrence
--	-----------------------------------

- D. Contractor's Pollution Liability Insurance - Contractors performing work involving the installation, use, or disposal of substances, systems, or products which are classified as possible environmental pollutants, will obtain and maintain a Contractor's Pollution Liability Insurance policy for the project. The limits of coverage will not be less than, \$1,000,000 Combined Single Limit Each Occurrence.

- E. Professional Liability Insurance – Tenant or Contractor shall be required to either 1) maintain Professional Liability Insurance (as described herein); or 2) provide proof that Professional Liability Insurance (as described herein) is maintained by the project’s design professional. Such Professional Liability Insurance shall, at a minimum, provide coverage retroactively to commencement of design work on the project, shall be issued on a form acceptable to the Authority and shall, at a minimum, provide coverage for claims which are made within five (5) years of substantial completion of the work which is the subject of the architectural, engineering or design services. Any deductible amount in excess of \$25,000 per claim must be approved, in writing, by the Authority. The limits of coverage will not be less than, \$ Item 6 per claim. The limits of coverage will not be less than, \$ Item 6 per claim.

Insurance Limits - The project categories and insurance limits in Table A are guidelines for projects located on Tampa International Airport property including general aviation activities. Table B covers work located at the general aviation airports of Peter O. Knight, Plant City, and Tampa Executive. The limits are subject to adjustment by the Authority’s Risk Management Department for specific projects.

F. Insurance Limits

Category 1 Project - Non-AOA, non redevelopment, construction, ongoing maintenance or repair work for tenant.

Category 2 Project Non-AOA, redevelopment construction by general Contractors.

Category 3 Project -Work on the AOA other than work near or on the taxiways and runways.

Category 4 Project - Work on the AOA on or near the taxiways and runways.

Tenant Work Permit Handbook  
**TABLE A (TIA)**

<u>Item</u>	<u>Coverage</u>	<u>Cat 1 Limits</u>	<u>Cat 2 Limits</u>	<u>Cat 3 Limits</u>	<u>Cat 4 Limits</u>
1	Workers Comp & Employer’s Liability – Each Accident	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
2	Workers Comp & Employer’s Liability – Disease Aggregate	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
3	Workers Comp & Employer’s Liability – Each Disease	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
4	General Liability	\$1,000,000	\$5,000,000	\$5,000,000	\$10,000,000
5	Business Auto Liability	\$1,000,000	\$1,000,000	\$5,000,000	\$10,000,000
6	Professional Liability <sup>1</sup>	N/A	\$1,000,000	\$1,000,000	\$1,000,000
7	Pollution Liability <sup>2</sup>	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000

**TABLE B (General Aviation Airports)**

<u>Item</u>	<u>Coverage</u>	<u>Cat 1 Limits</u>	<u>Cat 2 Limits</u>	<u>Cat 3 Limits</u>	<u>Cat 4 Limits</u>
1	Workers Comp & Employer’s Liability – Each Accident	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
2	Workers Comp & Employer’s Liability – Disease Aggregate	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
3	Workers Comp & Employer’s Liability – Each Disease	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
4	General Liability	\$1,000,000	\$2,000,000	\$2,000,000	\$5,000,000
5	Business Auto Liability	\$1,000,000	\$1,000,000	\$2,000,000	\$5,000,000
6	Professional Liability <sup>1</sup>	N/A	\$1,000,000	\$1,000,000	\$1,000,000
7	Pollution Liability <sup>2</sup>	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000

<sup>1</sup> Only if applicable. (this is for architect and engineering firms)

<sup>2</sup> Pollution liability is only required for Contractors performing work involving the installation, use, or disposal of substances, systems, or products which are classified as possible environmental pollutants.



Sample Accord Form



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

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

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

PRODUCER	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
INSURED	INSURER A :	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR  GENL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			Deductible			EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS			Deductible			COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			Deductible			EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N	N/A			<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

Description of work or project  
 The Authority, Members, Officers, Employees and volunteers are included as Additional Insureds in relation to general liability and auto liability.

CERTIFICATE HOLDER	CANCELLATION
HILLSBOROUGH COUNTY AVIATION AUTHORITY TAMPA INTERNATIONAL AIRPORT 5503 W. SPRUCE STREET TAMPA, FL 33607-1475	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE

© 1988-2014 ACORD CORPORATION. All rights reserved.

ACORD 25 (2014/01)

The ACORD name and logo are registered marks of ACORD

THIS IS AN EXAMPLE ONLY

## CHAPTER 5 GENERAL CONSTRUCTION STANDARDS

### 1. Change Orders

If changes to the scope of work or equipment to be installed occur, the Contractor, through the Tenant, will submit those proposed changes to the Authority for review and acceptance prior to proceeding. The Tenant will be solely responsible for the full cost of the work authorized under the permit. The Authority will not be responsible for any costs relating to the work, any change order, or other related expenses whether they were requested by the Tenant or required by the Authority or any other regulatory agency

### 2. Coordination and Inspection

The Authority's Maintenance Department will be the point of contact for all Authority TWP inspection and coordination.

The Authority may attend scheduled progress meetings or require additional meetings to be held at a time and place suitable to the Authority. The Authority will be advised as to the time and place of any general project coordination and progress meetings held by the Contractor/Engineer/Tenant during the construction. Contractor or Tenant will record minutes of any such meetings and distribute copies to Authority for review.

The Authority will be allowed access to all parts of the work and will be furnished with such information and assistance by the Contractor as is required to make a complete and detailed inspection. The Authority reserves the right to issue a stop work notice at any time if unsafe conditions are observed, airport security is compromised, or the Contractor fails to follow the provisions of the TWP Program.

Other federal, state and local agencies may require the Contractor to have permits and inspections in addition to those required by the Authority. The Authority will have no responsibility for insuring that these permits or inspections are properly scheduled or completed. It is the Tenant's and Contractor's responsibility to ensure these items are properly completed and copies of the final signed documents forwarded to the Authority.

### 3. General

- A. These requirements and standards are in addition to and not in lieu of all other applicable local, state, and federal requirements or standards and are not all-inclusive.
- B. The Tenant is responsible for all subtenant compliance with the TWP program.

- C. The Tenant and Contractor will in no way interfere with normal operational characteristics of any airport facility except as specifically indicated and specified in the TWP approved by the Authority.

#### 4. Standards of Construction

- A. Codes, Rules, and Regulations

- 1) Commercial Real Estate

Commercial Real Estate comprising of all facilities which are land leases where the Authority does not own or maintain the facility such as International Plaza, Corporate Centers, Privately owned Hangers and other type of commercial businesses.

All work will comply with the Florida Building Code, local, state, and federal laws, rules, regulations, and codes, and accepted good architectural and engineering standards and practices.

- 2) Authority Owned, Operated and Maintained Facilities

These facilities are comprised primarily of the Main Terminal, Airsides and support buildings.

All work will comply with the Florida Building Code, local, state, and federal laws, rules, regulations, and codes, and accepted good architectural and engineering standards and practices. Construction Standards for the below listed components will comply with the Authority's Design Criteria Manual which can be found at:

<http://www.tampaairport.com/capital-development>

- B. Permits

Any Tenant or Contractor doing work on Authority property will be fully trained and appropriately licensed to perform the work and will be familiar with and comply with all Authority, city, county, state, and federal codes, requirements, and standards affecting the proposed work. The Tenant or Contractor will obtain all required city, county state or federal agency permits and submit copies to the Authority prior to the issuance of a tenant work permit (TWP).

### C. Equipment

- 1) Only non-marking rubber-tired dollies and equipment will be used inside buildings. All lifts and materials handling equipment operating in terminal areas with tiled floors will only be moved with plywood underneath them to prevent tile cracking.
- 2) All carpeted floor areas in a work site will be protected by placing drop cloths, heavy plastic, or tarpaulins on the floor. A "walk off" mat will be placed just inside of the barricade access. Any damage to carpeting in public spaces, due to construction activity, will be repaired or replaced by the Authority at Tenant's expense.
- 3) The use of gas, diesel or propane engines in unventilated areas is prohibited.
- 4) The cleaning of concrete trucks on Authority property is prohibited.
- 5) The use of any types of explosives, or the possession of firearms on Airport property, unless specifically approved by the Authority in writing, is prohibited.
- 6) The Authority and the FAA will not permit penetrations of the imaginary surfaces defined in FAR Part 77 without advance notification and approval. This includes any penetrations whatsoever by the Tenant or Contractor, including, but not limited to vehicles, cranes, other construction equipment, structures, stockpiled materials or excavated earth. See Chapter 10 for specific height-zoning requirements.

### D. Material Storage

Construction material is to be stored only in spaces and in a manner specified by the Authority for the particular project. Generally, construction material must be stored out of public view. If storage in or near a public area is permitted, a solid 4-foot barricade, at a minimum, must separate the stored materials from public access. The Contractor and all subcontractors will work cooperatively with all other contracts and Authority employees. This coordination will include sharing of material and equipment staging areas, and proper connections to adjoining facilities.

### E. Demolition

- 1) Any demolition that will cause dust must be done behind closed doors of the tenant's space or protected from the public. If the area to be

demolished is in an open area, not confined by doors, a dust barrier must be constructed to confine the work area. (See section F below.)

- 2) Air conditioning ducts (supply and return) in the work area will be closed off in a manner acceptable to the Maintenance Department during demolition phases of the work to prevent dust from entering the system.
- 3) Transport of debris through public spaces, if permitted, will be made only after coordination of times and routes with the Authority.

#### F. Temporary Construction Barricades

- 1) Tenant or Contractor will furnish barricades, which are neat and uniform in appearance to provide security and protection of the work area. The Tenant or Contractor will be fully responsible for the protection of the public and adjacent areas during the construction process. Tenant or Contractor will safely isolate the construction areas while maintaining normal airport operations. All work and/or material storage areas will be separated from the common use public areas of the airport by use of barricades of a type and size approved by the Authority. **A barricade plan will be submitted to and approved by the Authority prior to the start of any work.** Following approval and subsequent installation of barricades, a representative from the Authority's Maintenance Department will inspect the work to insure compliance with the barricade plan and the following requirements.
  - 2) When the work site is behind the ticket counter, the Tenant or Contractor will seal off the nearest baggage "pass through" by securing a barricade panel to the opening. A barricade of stanchions connected with a rope will be erected behind the counter.
  - 3) If at any time barricades are not maintained to these standards, or if the public areas are not protected from excessive noise, dust, or other interference, the Tenant or Contractor will be required to cease all work until the non-conforming situation is corrected.
  - 4) No Contractor company names or logos are to be displayed unless otherwise approved by the Authority. Tenant or Contractor must post "Coming Soon" signs on the exterior of the barricades depicting a rendering of the proposed concept.
  - 5) Tenant or Contractor will provide warning signs and lighting where needed, including flashing red lights where appropriate. Tenant or Contractor will comply with recognized standards and code requirements.

- 6) Tenant and Contractor will cooperate and coordinate with the Authority for installation of all barricades to allow continuous Airport operations. Access will be maintained into all building tenant spaces and existing mechanical and electrical control device spaces.
- 7) The Tenant or Contractor will use temporary barricades of the following types as required by the space, location of work and duration of project and directed by the Authority. Barricade construction standards are as follows;
  - a) Solid panels, either 4' or 8' high, using a minimum of 1/2" AC-1 plywood, or drywall securely fastened to 1" x 2" wood framing or metal studs (minimum of 24" on center). Panels will be hinged with all hardware on the non-public side.
  - b) All bracing will be on the non-public side of the barricade.
  - c) All barricade material will be pre-painted to represent a finished appearance that is compatible with adjacent areas with a color approved by the Authority. All screws on the public side, as well as doors and frames, will be painted. Barricades will be painted to represent a finished appearance that is compatible with adjacent areas.
  - d) Barricade sections will be fitted together to prevent accidental entry into the work area by airport patrons.
  - e) Fastening devices will not protrude or present a hazard on the public side. Floor covering inside the barricade will be protected with 1/2" plywood and 6-mil plastic.
  - f) The Tenant or Contractor will provide walk-off mats (4' x 6' minimum) inside the barricade area and keep the mats and the area in front of the mats clean.
  - g) All barricades will be constructed with doors for access and outfitted with a lock to keep the public out. The Authority's Maintenance Department will be given copies of all barricade keys or codes.
  - h) Erecting and dismantling of all barricades will be performed between the hours of 10:00 PM and 6:00 AM and with prior approval of and coordination with the Authority.

- i) **Road Barricades:** Roadway barricades will be in accordance with FDOT roadway and design standard.
  
- j) **Airfield Barricades (Non-movement areas):** Runway and taxiway barricades will be in accordance with Standard Low Profile Barricade Specifications and indicate construction locations on non-movement areas in which no part of an aircraft may enter by using barricades that are marked with diagonal, alternating orange and white stripes. Supplement these barricades with alternating orange and white flags at least 20 by 20 inches (50 by 50cm) square and made and installed so they are always in an extended position, properly oriented, and securely fastened to eliminate jet engine ingestion. Such barricades may be of many different shapes and made from various materials, including railroad ties, sawhorses, jersey barriers, or barrels. During reduced visibility or night hours, supplement barricades with yellow or red lights, either flashing or steady burning. If an aircraft would normally have access to these areas, use red lights. The intensity of the lights and spacing for barricade flags and lights must adequately and without ambiguity, delineate the hazardous area. The construction specification must include a provision requiring the tenant or Contractor to have a person on call 24 hours a day for emergency maintenance of airport hazard lighting and barricades. The tenant/Contractor must file this information with the airport.
  
- k) **Airfield Barricades (Movement areas):** Use alternating orange and white flag lines, traffic cones, omni-directional red flashers, and/or signs to separate all construction/maintenance areas from the movement area. All barricades, temporary markers, flag line supports, and other objects placed and left in safety areas associated with any open runway, taxiway, or taxi-lane must be as low as possible to the ground and of low mass; easily collapsible upon contact with an aircraft or any of its components; weighted or sturdily attached to the surface to prevent displacement from prop wash, jet blast, wing vortex, or other surface wind currents; and, if affixed to the surface, frangible at grade level or as low as possible, but not to exceed 3 inches (7.6 cm) above the ground. Do not use non-frangible hazard markings, such as railroad ties, jersey barricades, and/or metal-drum-type barricades in aircraft movement areas. Barricade taxiways leading to closed runways with highly reflective barriers with flashing or solid red lights. Evaluate all operating factors when dealing with temporary closures that can last from 15 to 20 minutes to a much longer

period of time. However, the Authority strongly recommends that, even for closures of relatively short duration, major taxiway/runway intersections be marked. Mark them with barricades with a flashing red light spaced at 20 feet (6m) intervals. At a minimum, use a single barricade placed on the taxiway centerline.

#### G. Building

- 1) Materials and finishes used in the work must have a fire rating at least equal to the rating required for the type space in which the work is to be performed.
- 2) No work may be performed which, when complete, will result in the degradation of the fire rating for the space.
- 3) Any penetration of existing ceilings or walls which will break the fire rating of the ceiling or wall must be patched with 5/8" Type X fire code sheet rock as necessary to restore the fire rating. All new cored holes in the slab and any existing abandoned holes will be properly sealed and made water tight.
- 4) Any ceiling access panel, now existing, must remain in its present location and cannot be covered in a manner to prevent access.
- 5) Any ceiling that must be accessed or crossed from above will be done only with prior permission of the Maintenance Department.
- 6) Tenant and Contractor will not walk on the ceiling T-bar suspension system.
- 7) The Authority must approve all floor and wall coverings. Proposed designs for floor and wall coverings in public areas should be submitted for approval prior to the purchase of materials. Carpeting for public areas will be commercial Class I, glued down without backing or padding. Class II commercial carpet without backing or padding will be the minimum carpet grade permitted in non-public areas. For Concessions and Rental Car Operations, refer to the Concessions Design Criteria Manual and the CONRAC, Concessionaire Improvement Handbook.
- 8) Interior and exterior spray painting is prohibited unless specifically authorized in writing by the Authority.



- 9) All building roof systems and building roof replacement systems will include a minimum 10-year manufacturer's warranty naming the Authority as the Owner unless otherwise approved in writing by the Authority.
- 10) Plumbing Standards will conform to the City of Tampa Building Code, and as applicable to the Authority's requirements as specified in the Authority's Design Criteria Manual which can be found at:

<http://www.tampaairport.com/capital-development>

- 11) All attachments to building support columns or to the ceilings of post tensioned facilities requiring drilling and/or anchors inserted into the concrete will be designed and sealed by an appropriately licensed professional engineer and specifically approved and accepted by the Authority.

#### H. Telecommunications and Network Infrastructure Standards

- 1) Commercial Real Estate

Telecommunications and Network Infrastructure shall conform to Building Industry Consulting Service International (BICSI) standard .

- 2) Authority Owned, Operated and Maintained Facilities

The Hillsborough County Aviation Authority currently specifies the requirements for the installation and use of copper and fiber optic telecommunications cabling to support voice, data, video, security and other low voltage applications and services at Tampa International Airport. This Document describes the general requirements, standards, specifications, and methods of execution pertaining to the telecommunications cable infrastructure for use at the Airport. It includes the furnishing, installation, testing and documentation of telecommunications copper and fiber optic cable, terminations, outlets, and related items for use throughout the Airport facilities. Telecommunication standards can be found in the Airport's Design Criteria Manual located at.

<http://www.tampaairport.com/capital-development>

I. General Electrical

- 1) City of Tampa Electric Permit must be obtained and displayed at the work site. Additionally a copy of the permit must be on file with the Authority prior to the approval of the TWP.
- 2) All work must conform to the National Electric Code, the City of Tampa Electric Code, and as applicable, and the Authority requirements as specified herein. The Authority's electrical standards can be found in the Airport's Design Criteria Manual, at.

<http://www.tampaairport.com/capital-development>

- 3) Design, Drawings, Specifications, and Materials Standards

Tenant or Contractor shall submit detailed electrical drawings that show all work to be performed. Drawings will show new branch or feeder circuits and identify panel and breaker numbers where originating, size of conduit, size of wire, number of conductors and full load current. Provide a complete riser diagram if any electrical panels are added and include layout and elevations of all multiple raceways.

J. Antennas

1. All requests for installation approval must be presented on the standard tenant work permit application. Each permit application should list, under the scope of work section, type of system, transmitter/receiver location, antenna location, owner, call numbers, frequency and any other pertinent information available. This information will be used for the review and approval process and maintenance of records.
2. All antenna installations will be in accordance with the following:
  - a) All proposed new radio frequency (RF) antennas must be reviewed and accepted by the Authority and FAA for non-interference with existing equipment prior to installation. See Chapter 8 Height Zoning for application form and height-zoning requirements. Acceptance will be provisional and the radio equipment must be immediately removed from service and modified, by the tenant, to the Authority's/FAA's satisfaction if the new frequency or equipment causes any interference with existing equipment when it is put into service.

- b) All cable/wire must be placed in concealed conduit or other approved raceways.
- c) Antennas must be supported by brackets attached to permanent masts, designed and installed for this purpose, or they must be attached to some permanent stanchion light poles extending from roofs of buildings. Exposed cables on the sides of poles must be secured a minimum of every three feet utilizing stainless steel bonding straps.
- d) All antenna masts, guys and roof penetration ducts must be grounded for lightning protection.
- e) All roof penetrations must be made by licensed and bonded roofing contractors.
- f) Generally, antennas shall not be supported by brackets attached to the side walls of buildings. Certain antenna mast attachments to the passenger loading bridges may be acceptable. Requests for these types of installation will be approved on a case-by-case basis.
- g) Certain weighted base type antenna installations may be acceptable. Details on the specific type of base to be used must be submitted for consideration.
- h) The antenna and related equipment must be for the sole purpose of enabling or enhancing communications for a specific airport tenant for their use in operations or maintenance. There can be no commercial use of the system without approval of the Authority.
- i) The antenna must be in compliance with the Authority's height zoning regulations. Any proposed antenna that exceeds the height of the existing structure must obtain a height zoning permit from the Authority.
- j) Any questions regarding antenna installation should be directed to the Tenant Work Permit Coordinator in Maintenance.
- k) The proponent to be used, must have an approved FCC application for the proposed frequencies

K. Fire Alarm and Detection Systems

The Airport operates and maintains a **Simplex** fire alarm and detection system. Any construction activities that require the modification, relocation and/or addition devices must first be submitted and approved by the Authority Maintenance Department.

All new security/access control, EMCS, fire protection, communications, paging, or other facility system additions or modifications must match and be compatible with the Authority's existing systems. Coordination with the Authority's Maintenance Contractor(s) will be required. Additionally, the Authority reserves the right to specify the equipment manufacturer and Contractor for any proposed changes to its systems. Tenants will be responsible for all costs associated with any changes to the existing Maintenance contracts caused by their addition of new equipment or requirements.

L. Heating, Ventilation, and Air Conditioning (HVAC)

- 1) Submittal drawings by Tenant or Contractor for any proposed modification to the HVAC System must describe the modification in detail. Modifications must be fully compatible with the existing system.
- 2) All HVAC controls will be compatible with existing systems. Where the Johnson Controls "METASYS" control system is modified all work will be performed by the manufacturer. All affected control drawings will be revised and one set of Revised Drawings will be laminated for insertion into the Authority Master Set.
- 3) Modifications must comply with the Airport Mechanical System Standards which be found in the Authority's Design Criteria manual at.

<http://www.tampaairport.com/capital-development>

M. Cutting, Welding and Patching

- 1) Do not cut and patch the following categories of work without Authority's written acceptance of procedures:

Structural steel

Miscellaneous structural metals, including lintels, equipment supports, stair systems, and similar categories of work.

Structural concrete

Foundation construction

Bearing and retaining walls

Structural decking  
Exterior wall construction  
Piping, ductwork, vessels, and equipment  
Water, moisture, vapor, air, and smoke barriers, membranes, and flashing  
Noise and vibration control elements and systems  
Control, communication, conveying, and electrical wiring systems  
Primary operational systems and equipment  
Roads and ramps

- 2) Cutting, welding, open flames, spark producing equipment, and use of explosive operated fastening devices within the confines of the Landside building, airside buildings, aircraft aprons, fuel farms, or other enclosures is prohibited unless an approved Welding & Cutting Permit is obtained from the Authority for the operation. The welding and cutting permit application can be found at:

<http://www.tampaairport.com/airport-operations>

- N. Airfield Paving: Runways, Taxiways, and Aprons

All construction involving Runways, Taxiways and Aprons will conform to the Authority's Design Criteria Manual, which can be found at:

<http://www.tampaairport.com/capital-development>

- O. Landscaping

Tenant and Contractor will obtain prior written approval from the Authority before making any additions, deletions, or other changes to the landscaping, landscape materials, or irrigation systems.

## 5. Environmental Protection

- A. Tenant and Contractor will provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with environmental regulations and minimize the possibility that air, waterways, and subsoil might be contaminated or polluted, or that other undesirable effects might result. Tenant and Contractor will avoid the use of tools and equipment which produce harmful noise and will restrict the use tools and equipment creating excessive or disturbing noise to hours that will minimize complaints from persons or firms near the work site.
- B. Tenant and Contractor will designate one person to be responsible for and enforce

strict soil, water, and atmosphere pollution prevention discipline at the work site.

- C. Tenant or Contractor that installs monitoring wells or collecting soil samples will notify the TWP Coordinator and coordinate with the Authority's Environmental Protection Manager and obtain an approved TWP prior to initiating any on-site work.

## 6. Storage Tank Systems

- A. This Section specifies certain minimum requirements to be followed for work involving storage tank systems regardless of methods and means selected for performance of the work, but not by way of limitation, and as an assurance of compliance with governing regulations. Use of alternate methods and procedures may be permitted subject to Authority's approval and acceptance.
- B. Storage tanks which are regulated by federal, state and local agencies must be registered with the Florida Department of Environmental Protection (FDEP). As defined by FDEP, a storage tank system includes all tanks, integral piping, dispenser, and release detection equipment. See Chapter 62-761 Florida Administrative Code (FAC) for complete definitions and rules pertaining to underground storage tanks (UST's) and aboveground storage tanks (AST's). Regulated systems generally consist of:
  - 1) Underground storage tanks (UST) with capacities of greater than 110 gallons;
  - 2) Stationary above-ground storage tanks (AST) with capacities of greater than 550 Gallons that store pollutants or hazardous substances.

In addition, if a facility has a single AST with a capacity greater than 1,320 gallons, the facility must also comply with the federal Oil Pollution Prevention regulation (40 CFR 112). Once a container exceeds the 1,320-gallon threshold, all containers with a capacity of 55 gallons or more are regulated under this rule. In compliance with this regulation, a Spill Pollution Control and Countermeasure (SPCC) plan must be prepared and implemented.

Additional requirements for registering, closing and soil removal operations can be found in section 1.6 of the Authority's Design Criteria Manual located at:

<http://www.tampaairport.com/capital-development>

## 7. Pollution Control

The Tenant and Contractor will:

- A. Provide methods, means, and facilities required to prevent contamination of soil, water, or atmosphere by discharge of noxious substances from construction operations. The Tenant and Contractor will take special precautions such that noxious fumes and odors from any construction activities do not enter any facility or the facility HVAC system.
- B. Provide equipment and personnel to perform emergency measures required to contain any spillage and to remove or remediate contaminated soil or liquids.
- C. Excavate and dispose of contaminated earth off site, and replace with suitable compacted fill and topsoil.
- D. Take special measures to prevent harmful substances from entering waters.
- E. Prevent disposal of wastes, effluents, chemicals, or other such substances adjacent to streams, or in sanitary or storm sewers.
- F. Provide systems for control of atmospheric pollutants.
- G. Prevent toxic concentrations of chemicals.
- H. Prevent harmful dispersal of pollutants into atmosphere.

## **8. Collection and Disposal of Waste**

Tenant and Contractor will:

- A. Collect and dispose of waste from work areas daily. Comply with requirements of NFPA 241 for removal of combustible waste material and debris. Enforce requirements strictly. Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by containerizing properly. Dispose of materials in a lawful manner. Disposal of hazardous waste will be at a public facility properly licensed to dispose of the waste, in accordance with all current rules and regulations, and the Tenant or Contractor will furnish the Authority with appropriate certificates of proper disposal.
- B. Make reasonable provisions to maximize construction material recycling. Accumulation of trash will not be allowed, and the Authority representative may at any time direct the Tenant or Contractor to immediately remove trash and debris from the site of the work when in the opinion of the Authority such trash constitutes a nuisance or in any way hinders the work or the Airport's operations. If the Tenant or Contractor should fails to remove trash and debris from the work site in a timely manner, the Authority may perform this work and collect the cost

(plus 15% administrative costs) of such from Tenant or Contractor, Make or their surety.

- C. Burying or burning of any materials on Authority property or washing waste materials down sewers or drains is prohibited.
- D. No hazardous material will be stored within the terminal complex.

## **9. Pest Control**

Provide proof of rodent and pest control on job site and require the proper removal of wastes that attract pests by construction personnel.

## **10. Limits of Construction**

Any surface disturbed outside the construction limits as shown on the approved plans will be restored to the Authority's satisfaction at the tenant/Contractor's expense.

## **11. Construction Layout and Stakes**

Tenant or Contractor will furnish all lines, grades, and measurements necessary to the proper prosecution and control of the work.

## **12. Environmental Management, Groundwater**

Tenants who are performing construction work under the Tenant Work Permit Program are responsible for immediately notifying the Authority of any incidents involving groundwater and forwarding copies of all environmental permits, notice(s) of violation, warning notice(s), consent orders and related documents, site rehabilitation reports and related correspondence to the Authority's Tenant Work Permit Coordinator and the Authority's Environmental Protection Manager.

## **13. Familiarization of Existing Conditions**

Prior to commencing construction, the Tenant and Contractor will become familiar with existing conditions. Such familiarization will include a tour of the proposed work site with Authority staff. Should the Tenant or Contractor discover any inaccuracies, errors, or omissions between the actual existing conditions and the contract documents, Contractor will immediately notify the Tenant and verify any change order with the Authority prior to proceeding.

## **14. Safety and Protection**



- A. Since work areas may be accessible to and used by the public, the Authority, and other companies doing business at the Airport during the construction period, it is the tenant/Contractor's responsibility to maintain each work area in a safe, hazard free condition at all times. Should the Authority find the area unsafe at any time, it will notify the Tenant and Contractor, and the Tenant and Contractor will immediately stop work and take whatever steps necessary to remedy the unsafe condition. Should the Tenant or Contractor not be immediately available for corrective action, the Authority will remedy the problem and the Tenant or Contractor will reimburse the Authority for the expense of such correction, including any administrative fees.
- B. Fixed structures, equipment, paving, landscaping and vehicles (automobiles, trucks, etc.) will be protected with drop cloths, shielding and other appropriate measures to ensure maximum protection of all property and vehicles.

## 15. Work Hours

- A. Work hours within existing buildings will comply with any special Authority requirements and the following limitations:
  - 1) Unless otherwise specified, work may proceed at any time (24 hours a day) with the following exceptions:
    - a) All work areas above suspended ceilings which are above areas open to access by the public, Tenant, and non-construction personnel will be restricted to times when these areas are unoccupied, typically 1:00 AM to 6:00 AM on the Baggage Claim Level and 10:00 PM to 5:00 AM on the Ticketing Level unless specifically approved in writing. See barricades.
    - b) All work in areas above roadways will be restricted to periods between 1:00 AM and 8:00 AM on the Baggage Claim Level and 10:00 PM and 5:00 AM on the Ticketing Level unless specifically approved in writing. See barricades.
    - c) Work inside a total isolation area (i.e., barricaded floor to the underside of the deck) of a site may proceed at any time (24 hours a day) unless it causes a problem with passengers or tenants.
  - 2) Disruptive work, including excessive noise, vibration, offensive fumes, and similar events, will be conducted so as not to interfere with the normal operation of the Airport. Disruptive work will be scheduled and conducted by the Tenant or Contractor between the hours of 10:00 PM and 6:00 AM. When directed by the Authority to cease disruptive work, the Tenant or

Contractor will immediately suspend and discontinue the disruptive work and will not resume until remedial action is taken.

- B. Work hours on the AOA will comply with any special Authority requirements for the specific work and will be approved in writing, in advance, by the Authority.

## 16. Maintenance of Traffic

- A. When the work is in a vehicular traffic or pedestrian area, arrange the work so as to avoid disruption of normal traffic patterns. Tenant or Contractor will provide, erect and maintain effective barricades, danger signals, signs and equipment to provide protection of the work and the safety of the public throughout the area. Tenant or Contractor will maintain traffic within the limits of the project for the duration of the construction period, including all temporary suspension of work as well as the construction and maintenance of any necessary detour facilities; the furnishing, installing and maintaining of traffic control and safety devices during construction, the control of dust, and any other special requirements for safe and expeditious movement of traffic and pedestrians. The Tenant or Contractor will not be required to maintain traffic over those portions of the project where no work is to be accomplished or where construction operations will not affect existing roadways. Maintenance of traffic will include all facilities, devices and operations required for safety and convenience of the public and to minimize public nuisances.
- B. Tenant or Contractor will not obstruct or create a hazard during the prosecution of the work and will be responsible for repair of all damage to existing pavement or facilities caused by the operations.

- 1) Commencement

The Tenant and Contractor's responsibility for maintenance of traffic will begin on the day work begins on the Airport, and will continue until the Authority accepts the completed work.

- 2) Traffic Lanes

All closures of traffic lanes or parking spaces will be coordinated in advance in writing with the Authority Police Department and Parking and Ground Transportation Department a minimum of forty-eight (48) hours prior to any closure. Tenant or Contractor will not close more than one lane on each roadway or ramp. Unless otherwise specified, the effective width of each lane used for maintenance of traffic will be at least as wide as the traffic lanes existing in the area prior to commencement of construction. Traffic control and warning devices will not encroach on lanes used for maintenance of traffic. At parking exit facilities, a minimum of ten (10)

booths will be available for operation at all times, to include one electronic reader, and at the parking entrance facilities, a minimum of three (3) ticket dispensers will be available for operation at all times, including and electronic reader, however during heavy traffic conditions on lane closures may not be allowed.

3) High Traffic Area

When the work is in or near a high vehicular traffic and pedestrian area the Tenant and Contractor will arrange the work so as to avoid disruption of normal traffic patterns. The Tenant and Contractor will provide, erect and maintain effective barricades danger signals, signs and equipment to provide protection of the work and the safety of the public throughout the area.

C. Daily Inspection of Control Devices

The Tenant or Contractor will be responsible for performing inspections as directed by the Authority at the pre-construction meeting, of all installed temporary traffic control devices on the project. Tenant or Contractor will replace all equipment and devices not conforming to the approved standards during an inspection. The Authority will be advised of the schedule of these inspections and be given the opportunity to join an inspection survey as deemed necessary.

D. Traffic Plan

If required, the Tenant or Contractor will present maintenance of traffic plan at the pre-construction conference.

1) The maintenance of traffic plan will be in written form and include drawings which indicate the type and location of all signs, lights, barricades, arrow boards, striping and barriers to be used for the safe passage of pedestrians, frequency of inspection, and vehicular traffic through the project for the protection of the workmen. The plan will indicate conditions and setups for each phase of the Tenant or Contractor's activities.

2) The Tenant or Contractor will not be permitted to begin work until the maintenance of traffic plan has been approved in writing by the Authority. Any modifications to the maintenance of traffic plan must also be approved in writing by the Authority before implementation. Except in an emergency, no changes to the approved plan will be allowed until approval to change such plan has been received.

E. Haul Routes

All construction vehicles are required to use established project haul traffic routes. Normal Airport traffic lanes will not to be used as staging areas for delivery vehicles. The Tenant and Contractor's employees will utilize the designated Tenant and Contractor employee parking area.

- 1) Adequate accommodations for intersecting and crossing traffic will be provided and maintained and, except where specific permission is given, no road or street crossing the project will be blocked or unduly restricted.
- 2) The State of Florida, Manual of Traffic Control and Safe Practices for Street and Highway Construction, Maintenance and Utility Operations, sets forth the basic principles and prescribes minimum standards to be followed in the design, application, installation, maintenance and removal of all traffic control devices and all warning devices and barriers which are necessary to protect the public and workers from hazards within the project limits. The standards established in the aforementioned manual constitute the minimum requirements for normal conditions and additional traffic control devices, warning devices, barriers or other safety devices will be required where unusual, complex or particularly hazardous conditions exist.

#### F. Traffic Control Devices

Adequate traffic control devices, warning devices, and barriers are the responsibility of the Tenant and Contractor. Traffic control devices, warning devices, and barriers will be erected by the Tenant and Contractor prior to work start to avoid the creation of any hazardous condition and in conjunction with any necessary re-routing of traffic. The Tenant and Contractor will immediately remove, turn or cover any devices or barriers which do not apply to existing conditions.

- 1) The Tenant and Contractor will make the Authority aware of any scheduled operation which will affect traffic patterns or safety, sufficiently in advance of commencing such operation to permit review of the plan for installation of traffic control devices, warning devices or barriers proposed by the Tenant and Contractor a minimum of forty-eight (48) hours in advance.
- 2) The Tenant and Contractor will assign an employee the responsibility of maintaining the position and condition of all traffic control devices, warning devices and barriers throughout the duration of the contract. The Authority representative will be kept advised at all times as to the identification and means of contacting this employee on a twenty-four (24) hour basis.

- 3) Use of flashing arrow boards is mandatory with lane closures on the inbound or outbound Terminal Parkway and during night construction.

G. Flagmen

The Tenant or Contractor will provide competent flagmen to direct traffic where one-way operation in a single lane is in effect and in other situations as may be required by the Authority.

H. Traffic Signs

The Tenant or Contractor may furnish and install construction traffic directional signs along the existing traffic route. The signs will depict Tenant or Contractor's logo or name, directional arrows and "Deliveries." Signs will be of sufficient size to have a 6-inch high message and will be located in advance of at each decision point. All signs and their locations will be pre-approved by the Authority.

I. Notification

Tenant or Contractor will give the Authority and any affected other tenants a minimum of forty-eight (48) hours advance notice of days when construction traffic is expected to be heavy or when oversized pieces of equipment are to be delivered.

J. Material Deliveries

All Tenant or Contractor's material orders for delivery to the Airport will use as a delivery address, the street name, and number assigned to the job site. The name "Tampa International Airport" will not be used in the delivery address at any time. All Tenant or Contractor materials will be delivered to the work site receiving area, and all deliveries will be made only during the Tenant or Contractor's working hours.

K. Work Personnel

- 1) To the maximum extent possible, all construction personnel will be restricted to the Tenant and Contractor's work areas. Workmen will be appropriately attired to perform their work. Additionally, workers will have at a minimum the Tenant or Contractor's company name displayed on their outer garment. Tampa Airport ID badges must be properly displayed, if appropriate.
- 2) When walking from the Tenant or Contractor's parking lot to the job site, existing walkways and crossings will be used. The Tenant or Contractor will not use vehicle traffic lanes as walkways.

- 3) The Tenant or Contractor's workers will not utilize public areas when taking their work breaks or lunch breaks. The Authority or Tenant will designate areas for this purpose upon request. Workers will not use public toilets at any time.
- 4) The Tenant or Contractor's personnel will not use restaurants, lounges or other concession areas within the Airport.
- 5) Public elevators and escalators will not be used at any time for the transporting of construction personnel or materials. Additionally, the entry to all elevators and escalators will not be blocked at any time.

## **17. Cleaning and Protection of Property**

Tenant and Contractor will:

- A. During handling and installation of work at the work site, clean and protect work in progress and adjoining areas.
- B. Apply protective covering on installed work to ensure freedom from damage or deterioration.
- C. Adjust and lubricate operable components to ensure operability without damaging effects.
- D. To the extent possible through appropriate control and protection methods, supervise performance of the work in such a manner and by such means so as to ensure the work and adjoining areas, whether completed or in progress, will not be subjected to harmful, dangerous, damaging or otherwise deleterious exposure during the construction period. Such exposures include, where applicable, but not by way of limitation the following:
  - 1) Excessive static or dynamic loading
  - 2) Excessive internal or external pressures
  - 3) Solvents
  - 4) Chemicals
  - 5) Light
  - 6) Puncture
  - 7) Abrasion
  - 8) Heavy Traffic
  - 9) Soiling
  - 10) Combustion
  - 11) High speed operation, improper lubrication, unusual wear

- 12) Improper shipping or handling
  - 13) Theft
  - 14) Vandalism
  - 15) Excessive moisture
- E. Provide protection at all openings in structures and finishes to maintain the building weather and dust tight. All protection will be of solid material and substantial so that wind and weather normal to the area and season will not disturb it, and will be tight fitting to prevent noise infiltration.
- F. Tenant and Contractor will be responsible for any damage to Authority property. Materials and equipment used in the repair or replacement of damaged property will be new and will perform at the manufacturer's published capacities and Authority approval.
- G. Overhead Protection
- 1) No cranes or other construction equipment will cross over non-construction personnel, their travel ways or ride systems.
  - 2) The Tenant and Contractor will establish a plan of operation for cranes and other hoisting equipment in writing. This plan of operation will be subject to approval by the Authority.
  - 3) Specific areas within the Terminal Complex will require protective covering. These protective coverings will be adequate to insure the protection of life and property and the continuous operation of the Airport. The layout and location of the protective systems will be subject to review and approval by the Authority. Structural integrity of protection systems will be the responsibility of the Tenant and Contractor.
  - 4) The use of helicopters to lift, place, or otherwise maneuver equipment is expressly prohibited.

## **18. Conservation and Salvage**

All work will be carried out with the maximum possible consideration of conservation of energy, water and materials. In addition, maximum consideration will be given to salvaging materials and equipment involved in performance of the work but not incorporated therein. Contractor will provide salvageable materials and equipment to the Authority for review. The Authority will direct the Contractor to deliver it for Authority storage or direct Contractor to dispose of it by acceptable means.

**19. Sustainability**

TPA's SDCM communicates TPA's expectations and encourages and document green building measures incorporated into project advance planning, design, and construction. All work will be carried out with the maximum possible consideration of applicable sustainable design criteria in accordance with the SDCM. The manual can be located at: <http://www.tampaairport.com/capital-development>

**20. Testing**

Unless otherwise specified in writing, all testing costs will be borne by the Tenant and Contractor.

**21. Final Cleaning**

Tenant and Contractor will:

- A. Provide final cleaning of the work site consisting of cleaning each surface or unit of work to normal "clean" condition.
- B. Remove temporary protection devices and facilities which were installed during course of the work.
- C. Comply with safety standards and governing regulations for cleaning operations. Tenant and Contractor will not burn waste materials, bury debris, discharge volatile or other harmful or dangerous materials into drainage systems. Tenant and Contractor will remove waste materials from site and will dispose of such materials in a lawful manner



## CHAPTER 6 SAFETY AND SECURITY REQUIREMENTS

### 1. Safety Plan

- A. The purpose of the Safety Plan is to set forth guidelines concerning construction safety while performing work on an approved tenant work permit (TWP). Described herein are methods, procedures, rules and directives to be adhered to during said construction period.
- B. Following are the Safety Plan objectives that must be achieved in order to maximize safety and to minimize time and economic loss to Airport patrons, the aviation community, construction Contractors, and others directly affected by the Project.
  - 1) Keep the airport operational for all users.
  - 2) Minimize delays to airport operations.
  - 3) Maintain safety of airport operations.
  - 4) Minimize delays to construction operations.
  - 5) Minimize airport-operation/construction-activity conflicts.

The Tenant and Contractor must keep these objectives in mind when formulating work schedules and operational activities.

### 2. General Safety Requirements

- A. A pre-construction coordination and safety meeting will be conducted prior to issuing an approved TWP or commencing construction. Additional meetings may be scheduled as necessary throughout the duration of the project. Representatives from the Tenant, Tenant and Contractor, architect/engineer, the Authority, and any others deemed necessary by the Authority will attend. The Tenant and Contractor will inform supervisors and workers of the airport activity and operations that are inherent to airport, the safety regulations of the airport, and the prohibition of driving or walking on any area of the (AOA) without authorization. The Tenant and Contractor will conduct construction activities to conform to both routine and emergency requirements.
- B. All Tenant and Contractor vehicles authorized to operate on the airport outside of the construction area limits as defined and cross active runways, safety areas, taxiways, aprons, instrument or approach clear zones or any area within the AOA will do so only under the direct control of a trained, qualified flagman who is in

direct (two-way) radio communication with the ground controller of the Air Traffic Control Tower (Tower). Note: All aircraft have priority over ground vehicles.

- C. The Tenant or Contractor will provide a two-way radio with the required frequency (ground: 121.7 MHz, Tower: 119.5, MHz and backup Tower: 121.35 MHz) for use in communication with the Tower. Construction on the project will not begin until a radio which meets these requirements, to the satisfaction of the Authority, is physically present on the Project. This operator must be familiar with aircraft/ground controller communications and will be on duty whenever vehicles are operating in areas referenced above. Construction may be stopped/suspended by any Authority employee anytime the Authority employed considers that the intent of this Safety Plan is being violated or that a hazardous condition has been or is about to be created. This decision to suspend the operation will be final and will be rescinded by the Authority only when satisfied that the Tenant Contractor has taken action to prevent a hazardous situation. Delays/work stoppage as a result of the suspension of construction will be considered the fault of the Tenant or Contractor.
- D. Between sunset and sunrise, all vehicles operating in the AOA (or on a runway even if closed) will be equipped with an operating yellow flashing beacon.
- E. All Tenant and Contractor vehicles that are authorized to operate on the airport outside of the designated construction area limits or defined haul routes will display 3-feet by 3-feet flags or larger, orange and white checkerboard flag, each checkerboard color being 1-foot square. Vehicles operating in the active AOA must be under the control of the tower. Approved flags can be purchased from the MacDonald Training Center, Tampa, Florida.
- F. Any construction activity within 125 feet of an active runway edge or 83.5 feet from an active taxiway edge requires the closure of the affected runway or taxiway, unless otherwise approved by the Director of Operations . No runway, taxiway or apron area will be closed without prior coordination and written approval of the Director of Operations. The Authority will be given a minimum of 72 hours advanced notice of a requested closing. The Tenant or Contractor will arrange inspection by the Authority's Airfield Operations Manager prior to opening any area to air traffic. This will include areas adjacent to AOA cross-overs or areas used as a haul road by the tenant/Contractor. Any waste material, sand or debris, must be removed from active taxiways or apron promptly to avoid possible damage to aircraft. As necessary, the Tenant or Contractor will keep a sweeper at the tenant/Contractor's entrance checkpoint whenever there is a potential of spills or other debris being dropped on the runway or taxiway.
- G. No loose material waste or FOD capable of causing damage to aircraft or capable of being ingested into jet engines may be placed next to the runways, taxiways or

apron during operational hours. Special attention is directed to the Tenant and Contractor that all pavements which is operational to aircraft during construction must be kept clean and clear of any materials or debris.

- H. If the Tenant or Contractor elects to work at night, Tenant or Contractor will provide lights at the work site and, if on the AOA, along the access route. Type, direction, number and location of lights will be subject to the prior approval of the Authority.
- I. The existing airport pavements and facilities are designed for aircraft on single and dual gear configurations. The Tenant and Contractor will preserve and/or protect existing and new pavements plus other facilities from damage due to construction operations. Existing pavements and facilities which are damaged will be replaced or reconstructed to original strength at the Tenant and Contractor's expense. The Tenant and Contractor will take immediate action to reconstruct any damaged area which is to remain in service.
- J. Construction Area Limits

FAA Advisory Circular 150/5370-2F, Operational Safety on Airports during Construction. Construction activities are prohibited in safety areas while the associated runway or taxiway is open to aircraft. The Tenant and Contractor will adhere to all of the provisions of this Advisory

**Location of Stockpiled Construction Materials.** Stockpiled materials and equipment storage are not permitted within the Runway Safety Area (RSA) and Obstacle Free Zone (OFZ), and if possible should not be permitted within the Object Free Area (OFA) of an operational runway. Stockpiling material in the OFA requires submittal of a 7460-1 form and justification provided to the appropriate FAA Airports Regional or District Office for approval. The airport operator must ensure that stockpiled materials and equipment adjacent to these areas are prominently marked and lighted during hours of restricted visibility or darkness. This includes determining and verifying that materials are stabilized and stored at an approved location so as not to be a hazard to aircraft operations and to prevent attraction of wildlife and foreign object damage.

### 3. Special Written Safety Plans

For hazardous work such as tank or asbestos removal, pollution clean-up or the operation of open flame construction equipment near airport facilities, special written and approved safety and fire plans covering the specific work must be submitted prior to the approval of the work by the Authority.

#### 4. Emergency Procedures

The Tenant and Contractor will have an understanding of the airport Emergency Procedures and will conduct all operations so as not to conflict with them. Clear routes for crash/fire/rescue equipment will be maintained in operable condition at all times.

- A. Emergency Procedure for Tampa International airport: In case of an emergency caused by an accident, fire, or personal injury or illness on Tampa International airport, airport Police are to be immediately notified by page phone found throughout the Terminal Buildings or by calling them at 911 (airport Police Emergency Phone Number). When calling in a report, especially on a cellular phone, the caller must accurately report the exact location and type of emergency. Airport Police will then coordinate with other Authority and/or outside emergency agencies as necessary.
- B. Emergency Procedure for General Aviation airports: In case of an emergency caused by an accident, fire, or personal injury or illness on Peter O. Knight, Tampa Executive or Plant City airports, the Tenant or Contractor will immediately call 911 to notify the appropriate emergency agency. When calling in a report, especially on a cellular phone, the caller must accurately report the exact location and type of emergency. Tenant or Contractor will then notify the Authority Operations Center.
- C. The Tenant or Contractor will submit special root cause reports directly to the Authority within one day of occurrence and will submit a copy of the report to the Tenant and other entities that are affected by the occurrence within one day of the occurrence. The report will list the chain of events, persons participating, response by the Tenant or Contractor's personnel, an evaluation of the results or effects and other pertinent information.

#### 5. Security and Protection of Facilities

##### A. Securing Work Area

Any construction that will cause disruption to the public or other Tenants must be done behind closed doors of the tenant's space or protected from the public. If the work is in an open area, not confined by doors, a barrier must be erected to confine the work area. See the General Construction Standards for the specific details of the various approved barricades.

##### B. Staging, Stockpile, and Spoil Areas

- 1) Staging area(s), as approved by the Authority, will be used to house the Tenant or Contractor's and resident inspector's offices, and to store all idle equipment, supplies, and construction materials (other than bulk materials)

such as aggregate, sand, and soil). The Tenant or Contractor may erect and maintain throughout the life of the Permit, at Tenant or Contractor's own expense, a 6-foot high fence of chain link and tan or green fabric around the perimeter of each staging area used. Tenant or Contractor may also install vehicle and pedestrian gates, as necessary, to provide adequate ingress/egress. Additionally, the perimeter of any staging area which abuts an active operation pavement will be marked with yellow flashing barricades no more than 50 feet apart. Upon completion of all work, remove all construction fencing and barricades from the project site.

- 2) Tenant and Contractor's vehicles, equipment, and materials will be stored in the area designated by the Authority. Upon completion of the work, the storage area will be cleaned up and returned to its original condition and to the satisfaction of the Authority. Employee services will not be permitted beyond the Tenant and Contractor's parking area. Drivers of vehicles being operated beyond this area will be subject to loss of permission to enter the construction site.
- 3) Equipment not in use during construction, nights, and/or holidays will be parked in the Tenant or Contractor's staging area. Exceptions will only be allowed when approved by the Authority. Parking of construction workers' private vehicles will also be within the staging area construction fence or at other Authority designated sites.
- 4) Stockpile areas, if approved, to store bulk materials will be on the tenants lease area. All material removed by excavation, such as concrete, asphalt, or lime rock, will be transported off the airport limits when it is taken up. It will not be stockpiled on airport property.
- 5) Stockpile areas, if permitted, will be used to store all bulk materials needed for the project and may or may not be fenced at the Tenant or Contractor's option. However, yellow flashing barricades will be installed where potential conflicts with air or ground vehicular traffic might occur. Stockpiles will not penetrate the FAR Part 77 surfaces. All other waste material, including rubble and debris, will be removed from the airport at the tenant/Contractor's expense.
- 6) If additional storage area is needed, the Tenant or Contractor may request it from the Authority. The request will be reviewed on the basis of what is to be stored and the area needed. The Tenant Contractor will provide any necessary fencing and/or security.
- 7) No hazardous materials will be stored within the Terminal Complex.

C. Intermittent Construction Operations on the AOA

- 1) Some construction work may be done on an intermittent basis. The Tenant or Contractor will maintain constant communication with the Tower or designated Authority representative when working on an AOA, and immediately obey all instructions. Failure to so obey instructions or maintain constant communications will be cause to suspend the Tenant or Contractor's operations in the areas until satisfactory conditions are assured.
- 2) When directed to cease construction and move from the work area, the Tenant and Contractor will immediately respond and move all material, equipment and personnel away from the taxiways and runways as directed by the Authority. Operations will not be resumed until directed from the Authority. Every reasonable effort will be made by the Authority to cause minimum disturbance to the Tenant and Contractor's operations; however, no guarantee can be made as to the extent to which disturbance can be avoided.
- 3) No drop off or lip in excess of 3 inches will be permitted adjacent to an active taxiway or apron area. If an area is to be opened to aircraft movement, either at night or during the day, the Tenant or Contractor must decrease the drop off to 3 inches by placing compacted fill. This fill will taper away from the paved area at a 5 percent or less slope to the existing grade. The area must be maintained in compliance with FAR Part 130 at all times.

D. Limitation of Operations on the AOA

- 1) The Tenant or Contractor will be responsible for controlling all its operations and those of its subcontractor's so as to provide for the free movement of aircraft on the apron, runways, and taxiway areas of the AOA.
- 2) When the Work requires the Tenant or Contractor to operate on or adjacent to the apron or taxiways, the operation will be coordinated with the Operations Department at least seventy-two (72) hours prior to commencement of the work. Work will not commence on the AOA until closed by the Authority/FAA and until temporary marking and associated lighting is provided and in place as specified in FAA Advisory Circular 150/5340-1G, Marking of Paved Area on airports and/or the Plans and Specifications.

E. Obstructions to Navigation

- 1) The Authority and the FAA Tower Chief will not permit penetrations of the surfaces defined in FAR Part 77 without advance notification of and approval. It may be necessary to file Form 7460-1 with the FAA to obtain approval prior to operation of exceptionally tall equipment. This includes any penetrations whatsoever by the Tenant or Contractor, including but not limited to vehicles, cranes, other construction equipment, structures, stockpiled materials, excavated earth, etc. When penetrations are unavoidable they will be brought to the attention of the Authority and the FAA as far in advance as is practical to allow Notices to Airmen (NOTAMS) to be prepared and distributed to appropriate FAA divisions for publication and dissemination.
- 2) The Tenant or Contractor will prepare appropriate sketches with precise locations shown on the Airport Layout Plan along with elevations depicting the obstruction object's relationship to the imaginary surfaces.
- 3) Cranes, draglines, derricks or other unusually tall equipment operating on the airport will be in direct radio communication with the control tower. To effect this communication, the Tenant or Contractor must provide two-way very high frequency (VHF) radios capable of operating on ground control frequency. Operators of such construction equipment will be qualified and knowledgeable in the use of radio equipment and capable of following instructions in a timely fashion.
- 4) The maximum height allowed on the AOA is 10-feet above ground level (AGL) unless, in special instances, the Authority and the FAA may waive this requirement. During times when the safety of flight operations could be impaired, particularly during Information Flight Rule (IFR) weather, or when the equipment is idle, all booms, towers and other movable appendages will be lowered to the maximum extent.

F. Access to the Construction Site

- 1) The Tenant and Contractor's access to the site will be as directed by the Authority. Airport employees may also use this access route. No other access routes are authorized unless approved by the Authority.
- 2) All Tenant and Contractor traffic authorized to enter the site will be experienced in the route or guided by Tenant and Contractor personnel. The Tenant and Contractor will be responsible for traffic control to and from the various construction areas on the Site and for the operation of the access gate to the site.

- 3) The Tenant and Contractor will familiarize all its employees with the access route. An employee of the Tenant and Contractor familiar with the route will accompany material and equipment delivery trucks. The Tenant and Contractor will be responsible for access control through any designated access gate for the duration of the contract. This access control will be for all personnel using the gate for access. This gate will be manned whenever unlocked, by a bonded security agency contracted and paid for by the Tenant and Contractor, not by the Tenant or Contractors personnel.
- 4) The Tenant and Contractor will monitor and coordinate all Tenant and Contractor traffic at the access gate with Authority Security. The Tenant and Contractor will not permit any unauthorized construction personnel or traffic on the site, including food and beverage vendors or caterers.
- 5) The Tenant and Contractor are responsible for immediate cleanup of any debris deposited along the access route as a result of construction traffic. The entire access route and construction site will be kept free and clean of all debris at all times and maintained in good repair by the Tenant and Contractor or Tenant and Contractor's agents, and will be immediately repaired to the satisfaction of the Authority. Directional signing along the delivery route to the storage area, plant site or work site will be as directed by the Authority.
- 6) The following procedure will be used for access to site by AOA unauthorized persons:
  - a) Visitors will inform the gate security guard of their reason for entrance to job site and which Tenant and Contractor they intend to visit.
  - b) Guard will notify the Tenant and Contractor by telephone.
  - c) Tenant or Contractor will go to the gate and escort visitor to Tenant or Contractor facility.
  - d) The Tenant or Contractor will provide and operate an escort vehicle to lead other vehicles when operating within the AOA.

## 6. Tenant and Contractor's Security Requirements

- A. The Tenant and Contractor will comply with all requirements of the Airport Security Plan and with the Security Plan specified herein. The Tenant or Contractor will designate a Tenant and Contractor Security Officer. The Security Officer will be the



Tenant and Contractor's representative on the "Construction Security Committee" and will be accountable for these security requirements for the Tenant and Contractor.

- B. All work performed in the AOA or the non-public secured areas will require workers and vehicle clearance (badges and passes) obtained through Authority Operations. Tenant and Contractors and their employees requiring security badges must submit through the FBI a fingerprint based criminal history records check (CHRC) and Security Threat Assessment (STA). A fee is associated with the investigation. The Tenant requesting the TWP will comply with the airport Security Program, Title 49 CFR Part 1542.209 or Part 1544.229.

- C. Tenant and Contractor Security Personnel Orientation

The Tenant and Contractor's Security Officer will be responsible for all safety precautions. Prior to the commencement of the work, the Security Officer will provide the Authority an outline of a proposed accident and fire protection plan for all work contemplated under the Tenant Work Permit.

- D. Work Personnel Identification

The Tenant or Contractor's onsite supervisors will be badged with airport ID badges provided by the Operations Department. The Tenant or Contractor will provide all required employee history verification on all supervisors. All other non-supervisory personnel of the Tenant or Contractor and Tenant or Contractor's subcontractor's will be issued a construction worker security badge supplied by the Operations Department. The Tenant or Contractor will maintain a master list of personnel issued badges, and it will be available for the Authority's examination during construction hours. Personnel will wear the badge on outermost garment at all times while on the AOA. All employees of the Tenant, Contractor or Subcontractor requiring access to the construction site are required to be supplied with identification badges to be worn at all times while within the area. Blocks of numbers can be assigned to subcontractors. Responsibility for supply issuance and control of identification badges will be that of the Tenant and Contractor, through the Security Officer. The Tenant or Contractor will be assessed a Sixty-Five Dollars (\$300) charge for each security badge that is not returned to the Authority at the time of badge expiration or job completion. This charge will be paid promptly by the Tenant or Contractor or the amount will be billed to the requesting Tenant.

- E. Vehicle Identification

The Tenant and Contractor, through their Security Officer, will establish and maintain a list of Tenant, Contractor and Subcontractor vehicles authorized to operate on the site. Vehicle permits, issued by badging will be assigned in a

manner to assure positive identification of the vehicle at all times. The Authority requires each vehicle to display a large company sign on both sides of vehicle, and display an airport blue decal and beacon when operating on the AOA.

F. Employee Parking

An area for parking Tenant or Contractor's employee's vehicles will be designated and approved by the Authority. Parking will be accomplished in straight equally spaced rows. Tenant or Contractor will organize traffic flow and parking patterns, and supply traffic control signs and markings subject to approval by the Authority. Tenant or Contractor will maintain the parking surface and pick up trash daily. No storage will be allowed at parking site.

G. Security Breach and Fines

Up to an Eleven-Thousand Dollar (\$11,000) per occurrence charge may be assessed against the Tenant or Contractor if the Tenant or Contractor violates the requirements of the airport Security Plan or the Security requirement specified herein. Notwithstanding the foregoing, repeated and/or flagrant violations of the Security Plan will also be grounds for the suspension of the work at no cost to the Authority or cancellation of the TWP.

H. Tenant and Contractor Security

Tenant and Contractor agrees to abide by the provisions of the Transportation Safety Administration (TSA) and airport security plans. The badging process can take two weeks or more complete, and the Authority will not issue badges until an approved TWP is issued

## CHAPTER 7 UTILITIES

### 1. General

Existing facilities, utilities and features depicted on any plan provided by the Authority are not guaranteed to be accurate with respect to location, condition, and characteristics. Also, there may be additional facilities and features existing that could affect the work which are not depicted or described in the documents. Prior to beginning construction, the Tenant and Contractor will make a thorough investigation of the project area and determine the location, condition, and characteristics of any and all facilities and features which may affect the work by contacting Sunshine State One Call of Florida at:

<http://www.sunshine811.com/>.

The Tenant and Contractor hereby agrees to make no claims against the Authority, and/or its representatives relating to the existence or lack thereof, location, condition, and/or characteristics of any existing facilities or features.

### 2. Protection of Existing Utilities

- A. FAA cables, electric power lines, telephone cables, computer cables, airport cables, airline communication cables, water lines, irrigation lines, sanitary force mains and fuel and gas lines may be located in the areas of construction. Disruption of these utilities could seriously disrupt the operation of the airport. The Contractor is required to verify actual locations of all cables and all utilities, including fuel and gas lines prior to beginning construction.
- B. Power and control cables leading to and from any FAA Navigational Aids (NAVAIDS) and other facilities will be marked in the field by FAA personnel for the information of Contractor before any work in their general vicinity is started. Thereafter, through the entire time of this construction, they will be protected from any possible damage, including crossing with unauthorized equipment, etc. No grading will be permitted over the FAA cables under any conditions.
- C. There is a requirement to protect FAA NAVAIDs and other facilities and cables by the Contractor at all times.
- D. If damage occurs to any utilities, the Tenant or Contractor will be assessed a fee of \$2,000 liquidated damages per cut, which liquidated damages will only represent the expense incurred by the Authority in coordinating the repair, and which will not prevent the Authority or others from recovering from the Contractor or tenant other costs, damages, or expenses of any other nature on account of damages to utilities. By obtaining a TWP the Tenant and Contractor agree the \$2,000 per cut amount is reasonable and not a penalty. The Contractor will also reimburse the

FAA for all material and labor costs to repair FAA cables. All FAA cable repairs will be accomplished by FAA personnel only.

- E. It is understood and agreed that the Authority does not guarantee the accuracy or the completeness of the location information relating to existing utility services, facilities or structures that may be shown on any plans or encountered in the work. Any inaccuracy or omission in such information will not relieve Contractor of Contractor's responsibility to protect such existing features from damage or unscheduled interruption of service.
- F. It is further understood and agreed that Tenant or Contractor will, upon execution of the work, notify the owner of all utility services or other facilities of the plan of operations. Such notification will be in writing addressed to the contact person for the utility and a copy of each notification will be given to the Authority. In accordance with Chapter 556, Florida Statutes entitled "Underground Facility Damage Prevention and Safety Act," the tenant will provide notification of excavation or demolition through the "Sunshine State One-Call of Florida, Inc. at:

<http://www.sunshine811.com/>.

The Authority will not be held liable for damage to any utility whether the tenant properly complied with this condition or not.

- G. In addition to the general written notification herein before provided, it will be the responsibility of the Contractor to keep such individual owners of utilities, cables, and lines, and Sunshine advised of any changes in the Plan of Operation that would affect such owners.
- H. Prior to commencing the work in the general vicinity of an existing utility service or facility, the Contractor will again notify each such utility owner and Sunshine in writing of the plan of operations. If, in the Contractor's opinion, the utility owner's assistance is needed to locate the utility service or facility or the presence of a representative of the utility owner is desirable to observe the work, such advice should be included in the written notification. Such notification will be given through the Authority representative by the most expeditious means to reach the utility owner's contact person no later than two normal business days prior to the Contractor's commencement of operations in such general vicinity.
- I. The Contractor's failure to give the two (2) days notice herein above provided will be cause for the Authority to suspend the Contractor's operations in the general vicinity of a utility service or facility.
- J. Where the outside limits of an underground utility service have been located and staked on the ground, the Contractor will be required to use excavation methods

acceptable to the Authority within 3-feet of such outside limits at such points as may be required to insure protection from damage due to the Contractor's operations.

- K. Should the Tenant or Contractor damage or interrupt the operation of a utility service or facility by accident or otherwise, Contractor will immediately notify the proper utility and the Authority and will take all reasonable measures to prevent further damage or interruption of service. The Contractor, in such events, will cooperate with the utility service or facility owner and the Authority continuously until such damage has been repaired and service restored to the satisfaction of the utility or facility owner.
- L. The Tenant and Contractor will bear all costs of damage and restoration of service to any utility service or facility resulting from Tenant or Contractor's operations, whether or not due to negligence or accident. The Authority reserves the right to collect such costs from the Contractor, tenant or the surety.
- M. Airport owned facilities and properties and privately owned facilities located on airport property, including underground cables, pavements, piping, buildings, turfed areas, vehicles and other facilities/improvements that are damaged by the Tenant or Contractor will, at the election of the Authority, (1) be replaced/repaired by the Tenant or Contractor to the satisfaction of the Authority, or (2) be replaced/repaired by the Authority at the Contractor's and/or the Tenant's expense.
- N. In the event that the Contractor encounters soils exhibiting a petroleum or chemical odor, the Contractor will immediately cease work and notify the TWP coordinator for the project.

### 3. Construction In the Vicinity Tampa Airport Pipeline

All construction activities that take place in or around the Tampa Airport Pipeline that feeds the Airports Fueling system, located at the Airport must meet the guidelines outlined in the Tampa Airport Pipeline Corporation notice; **GENERAL REQUIREMENTS FOR CROSSING AND WORKING NEAR OUR PIPELINES.** Contact the Tampa Pipeline Corporation at 7403 Hoadley Street, Tampa Fl. 33616. Telephone (813) 839-0426

## CHAPTER 8 HEIGHT-ZONING PERMITS

### 1. Submission of Height Zoning Permits for Construction Activity Located on Aviation Authority Property

A proponent must submit an application to the Aviation Authority to initiate the review process for proposed development or use of construction equipment on airport property. The information obtained from this form allows the Airport to determine height violations or Airport Layout Plan modifications. Height Zoning Instructions, Forms and Applications can be found at:

<http://www.tampaairport.com/airport-height-zoning>

Prior to the submittal of any application for an airport height zoning permit, a prospective applicant should request a pre-application conference with the Airport Zoning Director. The pre-application conference is to advise the applicant of the information needed for submittal and the standards and other requirements so that issues can be identified and costly modifications avoided.

### 2. Application Requirements

- A. An application for an airport height zoning permit must contain a completed Aviation Authority Permit Application including the supplemental FAA Form 7460-1; a site survey, with an FAA accuracy code of 1A, which certifies the site coordinates and elevations with an accuracy of +/- 20-foot horizontal and +/- 3-foot vertical (all site coordinates must be based on North American Datum of 1983 and National Geodetic Vertical Datum of 1988); FDOT comments and a Variance application if applicable; site plans; drawings and other data as may be necessary to enable the Airport Zoning Director to determine whether or not the proposal will comply with these regulations.
- B. For Projects with multiple points the applicant must use the Multiple Point Template which is available on the Height Zoning Web Page.
- C. The Aviation Authority's Permit Application and the FAA Form 7460-1 should be sent to the attention of Development Program Services, Aviation Authority. Based on information obtained, the Airport will initiate a review process with the FAA.
- D. The Aviation Authority requires the elevation of each corner of the building and its highest point. It is also requested that submission of an AutoCAD drawing file of the proposed site plan in a State Plane Coordinate System.
- E. Each airport height zoning permit will specify an expiration date as a condition.

Development authorized by the permit must commence prior to the permit's expiration date and must continue without interruption in good faith until development is complete; otherwise it shall lapse. The Zoning Director may grant one extension concurrent with an FAA approval up to 180 days. The extension must be requested in writing and justifiable cause demonstrated.

- F. Temporary Permits may be issued in an emergency situation for construction equipment that will not exceed 48 hours and will not create an airspace hazard.

EXHIBIT H  
AUTHORITY CONCESSIONS DESIGN CRITERIA MANUAL



# CONCESSIONS DESIGN CRITERIA MANUAL

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032



# TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION</b>	<b>3.2</b>	<b>Food and Beverage Guidelines</b>
1.1	General Introduction	3.2.1	Design Guidelines
1.2	Use of this Manual	3.2.2	Take-Away Counters
1.3	Definitions	3.2.3	Grab & Go Units
1.4	Design Reference Outline	3.2.4	Display
1.5	Website for Tenant Construction	3.2.5	Equipment
1.6	Codes and Standards	<b>3.3</b>	<b>Signage Criteria</b>
<b>2</b>	<b>BUILDING CONDITIONS</b>	3.3.1	General Requirements
2.1	<b>Airside Terminals A, C, E, and F</b>	3.3.2	Sign Materials and Construction
2.1.1	Ramp Level	3.3.3	Sign Types and Mounting
2.1.2	Boarding Level	<b>3.4</b>	<b>Lighting Criteria</b>
<b>2.2</b>	<b>Main Terminal</b>	3.4.1	Lighting Technology
2.2.1	Baggage Level 1	3.4.2	General Tenant Lighting Standards
2.2.2	Ticket Level 2	<b>3.5</b>	<b>Acoustics and Public Address</b>
2.2.3	Transfer Level 3	3.5.1	Acoustics
<b>2.3</b>	<b>Construction Waste Requirements</b>	3.5.2	Sound Transmission Class (STC) Planning Matrix
<b>2.4</b>	<b>Design Condition Types</b>	3.5.3	Public Address System
2.4.1	Design Conditions Airside A	<b>3.6</b>	<b>Mechanical, Electrical, and Plumbing Requirements</b>
2.4.2	Lease Plans – Airside A	3.6.1	Heating, Ventilation, and Air Conditioning
2.4.3	Renderings – Airside A	3.6.2	Building Automation System (BAS)
2.4.4	Design Condition Airside C	3.6.3	Electrical
2.4.5	Lease Plans – Airside C	3.6.4	Plumbing
2.4.6	Design Condition Airside E	<b>3.7</b>	<b>Fire Protection and Life Safety</b>
2.4.7	Lease Plans – Airside E	3.7.1	Smoke Control
2.4.8	Design Condition Airside F	3.7.2	Fire Alarm
2.4.9	Lease Plans – Airside F	3.7.3	Automatic Sprinklers
2.4.10	Design Condition Main Terminal	3.7.4	Emergency Lighting
2.4.11	Lease Plans – Main Terminal	3.7.5	Means of Egress
<b>2.5</b>	<b>Establishing Base Building As-Is Conditions for Each Space</b>	3.7.6	Interior Finishes
<b>3</b>	<b>DESIGN CRITERIA</b>	<b>3.8</b>	<b>Security</b>
3.1	<b>Lease Space General Guidelines</b>	<b>3.9</b>	<b>Information Technology Services</b>
3.1.1	Storefront	3.9.1	Service Provider Options and Service Entrance
3.1.2	Merchandise Displays	3.9.2	Inside Premise Distribution
3.1.3	Flooring Materials and Transition	3.9.3	TV Signal to Tenant Spaces
3.1.4	Ceilings	3.9.4	Other Antennas
3.1.5	Interior Walls and Doors	3.9.5	Use of Wi-Fi at the Airport for Tenants and Inside the Tenant’s Space
3.1.6	Demising Walls	3.9.6	Use of Flight Information Displays Inside the Tenant’s Space
3.1.7	Tenant Support	<b>3.10</b>	<b>Roof Penetrations</b>
3.1.8	Base Building Columns Adjacent or Within Lease Area	<b>3.11</b>	<b>Structural Loads</b>
3.1.9	Base Building Windows		
3.1.10	Design Control Guidelines		

# TABLE OF CONTENTS

<b>4</b>	<b>RESPONSIBILITIES AND PROCEDURES</b>	<b>9</b>	<b>EXHIBITS – AIRSIDE C</b>
4.1	<b>Codes and Standards</b>	9.1	Provisions Summary – Airside C
4.1.1	Professional Responsibility Statement	9.2	Authority Responsibility Matrix – Airside C
4.1.2	Drafting Standards and CAD/Orientation	9.3	Concessions Service Matrix – Airside C
4.1.3	Applicable Building Codes	<b>10</b>	<b>EXHIBITS – AIRSIDE E</b>
4.1.4	Health Department License and Permit	10.1	Provisions Summary – Airside E
4.1.5	Sustainability	10.2	Authority Responsibility Matrix – Airside E
4.1.6	Accessibility Standards	10.3	Concessions Service Matrix – Airside E
4.1.7	Airfield Operations Coordination	<b>11</b>	<b>EXHIBITS – AIRSIDE F</b>
4.1.8	FAA Coordination	11.1	Provisions Summary – Airside F
4.1.9	Submittal for Airport Security Plan Changes	11.2	Authority Responsibility Matrix – Airside F
4.1.10	Hazardous Materials	11.3	Concessions Service Matrix – Airside F
<b>5</b>	<b>DESIGN REVIEW AND SUBMITTALS</b>	<b>12</b>	<b>EXHIBITS – MAIN TERMINAL</b>
5.1	<b>Submittal Protocol</b>	12.1	Provisions Summary – Main Terminal
5.1.1	Pre- Design Meeting	12.2	Authority Responsibility Matrix – Main Terminal
5.1.2	Concept Design Submittal – 10% Review	12.3	Concessions Service Matrix – Main Terminal
5.1.3	Schematic Design Submittal – 35% Review	<b>13</b>	<b>ADDENDA - MAIN TERMINAL</b>
5.1.4	Contract Documents Submittal – 95% Review	13.1	Concessions Addenda - Main Terminal
5.1.5	Tenant Work Permit Documents Submittal		
5.1.6	Review Process		
<b>6</b>	<b>CONSTRUCTION</b>		
6.1	<b>Construction Procedures</b>		
6.1.1	Temporary Provisions		
6.1.2	Tenant Space Security During Construction		
6.1.3	Construction and Coordination		
6.1.4	Base Building Finishes		
<b>7</b>	<b>PROJECT CLOSEOUT ACTIVITIES</b>		
7.1	<b>Commissioning</b>		
7.2	<b>Inspections</b>		
7.3	<b>Deficiency List</b>		
7.4	<b>Completion Requirements</b>		
7.4.1	Clean-Up Upon Completion		
7.4.2	Substantial Completion		
7.4.3	Final Completion and Acceptance of Work		
7.5	<b>Lien Releases</b>		
7.6	<b>Operations and Maintenance Manuals</b>		
7.7	<b>As-Built Submittals</b>		
7.8	<b>Airport Certificate of Occupancy</b>		
7.9	<b>Warranties and Correction of Work</b>		
7.10	<b>Lessons Learned</b>		
<b>8</b>	<b>EXHIBITS – AIRSIDE A</b>		
8.1	Provisions Summary – Airside A		
8.2	Authority Responsibility Matrix – Airside A		
8.3	Concessions Services Matrix – Airside A		



# SECTION 1 INTRODUCTION

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

# 1. INTRODUCTION

## 1.1 Tampa International Airport

A vision for the future always takes reference from the past, particularly when the history is rich in innovation and forward thinking. This Concessions Design Criteria Manual is part of an ongoing vision for *Customer Service Excellence* not only to the traveling public but also their guests, which consistently ranks Tampa International Airport (TPA or Airport) in the highest positions for Best airports this size. Since 1961, when the annual volume of passenger at Tampa grew to 1 million, the Hillsborough County Aviation Authority (HCAA) knew it was time to plan for the future. In 2013, the master plan update indicated not only expansion areas for the transfer level, but that new and enhanced accommodations could make dwell time more productive or relaxing, depending on the need.

It is the desire of HCAA and therefore Tampa International Airport to let every passenger and visitor enjoy the qualities only Tampa has to offer and accentuate those in the built environment. Each Airside is distinctly different in character, lighting, spatial quality and details. You will note in each Airside Section that we have spoken about the characteristics of that particular Airside with the hopes that the Concessionaire development will strengthen and reinforce the expression of Tampa particular to that airside. The further development can be in colors, finish, material and massing. The execution of these characteristics is not a strict rule but is encouraged. We look forward to seeing the submittals and look forward to working with each Concessionaire to promote the Tampa Bay Region.

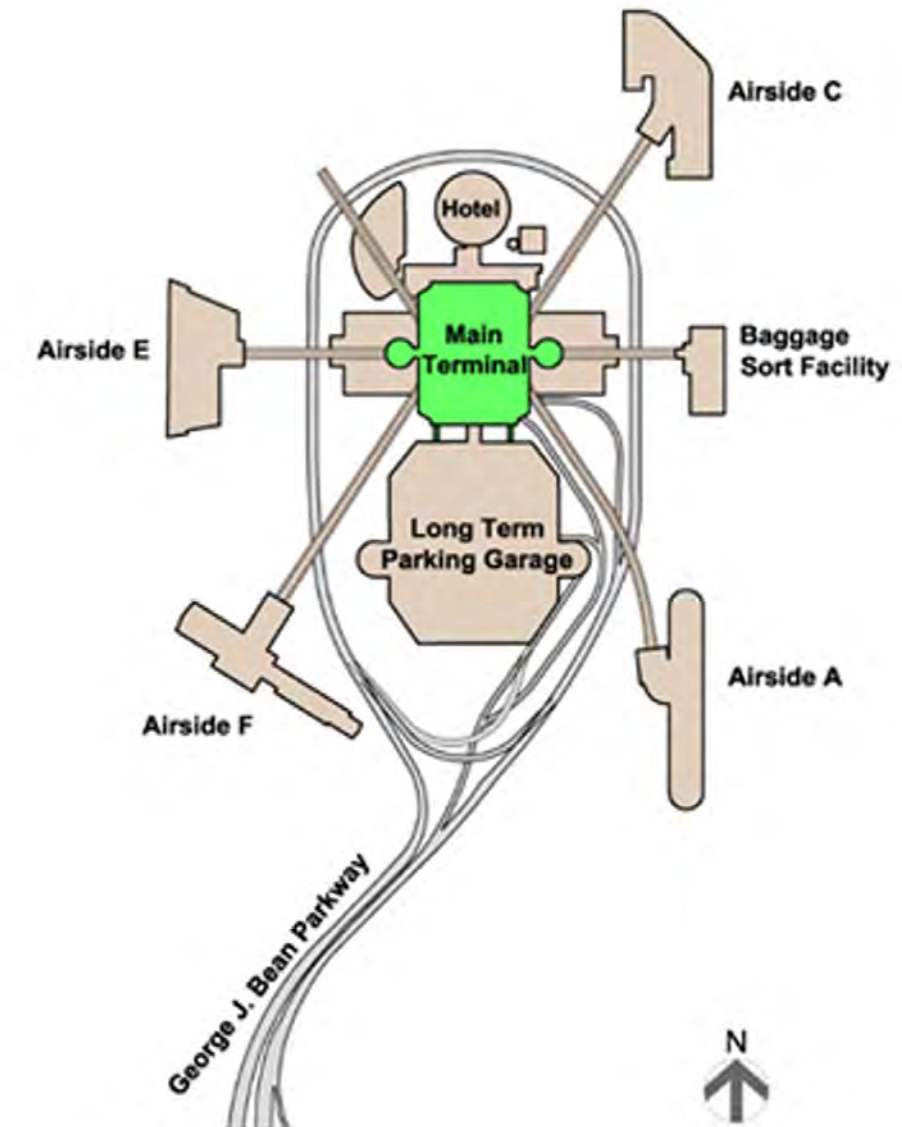
This manual is intended to guide Concessionaires and their design teams through the process, not control their designs. The recommendations and requirements herein are to steer TPA concessions into the future with the highest quality concessions while maintaining a unique and special character specific to the Tampa Bay region. It is the result of the Hillsborough County Aviation Authority's (HCAA or Authority) commitment to providing an attractive, pleasant experience for passengers, terminal users, and Concessionaires at TPA via *Innovation and Process Involvement*. The Authority encourages dynamic retail store and restaurant designs that are consistent with the unified aesthetic and functional visions of the Airport, and also add physical expression of the Authority's goals for the concessions program. In particular, the Authority expects Concessionaire to create a sense of place through unique, inviting, and original designs that capture the spirit of the Tampa Bay region. This desire to capture the spirit of the place can be accomplished not only via physical provisions by the Authority and Concessionaire but also via a strong emphasis on *Employee and Community Engagement*.

Recognizing the importance of a Concessionaire's brand identity, the Authority also encourages the expression of brand identity within the context of a sense of place. Designs should be subtle, cohesive, and flexible to create a memorable passenger travel experience at the Airport. Concessionaires are encouraged to establish on-going communications with the Authority during their design and construction phases to ensure their facilities comply with all of the appropriate design objectives, standards, and criteria.

This Concessions Design Criteria Manual will familiarize Concessionaires with the various special conditions of the Main Terminal and Airsides A, C, E, and F at TPA and offer their design and construction teams guidelines for preparing and submitting designs for review and approval. Dimensions and details of existing building conditions shown in the Concessions Design Criteria Manual are intended for reference only. **It is the responsibility of the Concessionaire** to confirm existing conditions and to document any deviation in the existing condition with actual details for the Authority's review and approval.

Concessionaires should become familiar with these documents and be responsible for remaining current on revisions to these documents. The documents are considered to be dynamic in nature and may change from time to time. Refer to Section 1.5 for the information regarding the Authority's website for Concessionaire construction.

General Location Plan of the Main Terminal and Airsides



# 1. INTRODUCTION

## 1.2 Use of this Manual

Concessionaire and their designers and contractors should use the Concessions Design Criteria Manual to guide the design and construction of concession spaces at Tampa International Airport. The Manual is generally intended to accomplish the following:

- Inform the Concessionaire of the Authority project management controls and guidelines.
- Define Concessionaire/design team responsibilities.
- Identify critical milestones/coordination points to facilitate project success.
- Provide a design and construction work plan.
- Establish minimum design criteria.

Concessionaire activities do not need to be conducted in the order displayed in this document. This manual is divided into 13 chapters as outlined below:

1. **INTRODUCTION:**  
Introduction to the Concessions Design Criteria Manual.
2. **BUILDING CONDITIONS:**  
Defines general use of the specific facilities and describes general design conditions of the various types of concession spaces.
3. **DESIGN CRITERIA:**  
Defines allowable finishes and conditions of materials for specific types of concession spaces (e.g., food and beverage, retail service, news, etc.).
4. **RESPONSIBILITIES AND PROCEDURES:**  
Defines responsibilities for adhering to codes and standards, drafting standards, and coordination with other Authority operations.
5. **DESIGN REVIEW AND SUBMITTALS:**  
Defines submittal protocol.
6. **CONSTRUCTION:**  
Defines procedures and coordination with the Concessionaire Work Permit Handbook.
7. **PROJECT CLOSEOUT ACTIVITIES:**  
Defines construction activity closeout procedures required prior to occupancy, including as-builts, operating manuals, certificate of occupancy, and inspection requirements.
8. **EXHIBITS AIRSIDE A:**  
Specific provisions and responsibility matrices for Airside A and floor plans indicating Concessionaire spaces.
9. **EXHIBITS AIRSIDE C:**  
Specific provisions and responsibility matrices for Airside C and floor plans indicating Concessionaire spaces.
10. **EXHIBITS AIRSIDE E:**  
Specific provisions and responsibility matrices for Airside E and floor plans indicating Concessionaire spaces.
11. **EXHIBITS AIRSIDE F:**  
Specific provisions and responsibility matrices for Airside F and floor plans indicating Concessionaire spaces.
12. **EXHIBITS MAIN TERMINAL:**  
Specific provisions and responsibility matrices for the Main Terminal and floor plans indicating Concessionaire spaces.
13. **ADDENDA MAIN TERMINAL:**  
Additional provisions relating to the Main Terminal concessionaire spaces

## 1.3 Definitions

Following are words and acronyms used throughout the Concessions Design Criteria Manual and their meanings as they refer to concession development at the Airport.

ACD	Airport Concession Department
ADA	Americans with Disabilities Act
A.F.F.	Above finished floor
AHJ	Authority having jurisdiction
Airport	Tampa International Airport
Airsides	Aircraft boarding buildings connected to the Main Terminal by shuttles. Airsides contain the passenger departure lounges, TSA Security, concessions, airline facilities, and aircraft ramp services. These facilities consist of Airsides A, C, E, and F.
AOA	Air Operations Area
Demising Wall	Wall between Concessionaires or between the Concessionaire and Airport common spaces
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
Authority	Hillsborough County Aviation Authority, also indicated as "HCAA"
Building Permit	Permit to commence construction issued by City of Tampa based on approved plans and specifications. See Section 4 for more details.
CAD	Computer aided design
CCTV	Closed circuit television
CDCM	Concessions Design Criteria Manual. The CDCM provides guidelines and parameters for any concession design and construction within the boundaries of the Airport.
Contract	The agreement between the Authority and Concessionaire defining the Concessionaire spaces and outlining each party's responsibilities and obligations related to the development and operation of a concession
Contractor	General Construction contractor who holds the building permit and executes the construction shown on the approved contract documents for the Concessionaire or the Airport
Design Condition	Alphanumeric designation for design condition specific to that tenant space
Equipment	Fixed (attached) or moveable equipment, trade fixtures, or mechanical components owned by the Concessionaire and operated within the Concessionaire space that is necessary to conduct business
HCAA	Hillsborough County Aviation Authority, also indicated as the "Authority"
ITS	Information technology services
LOD	Lease outline drawings, as attached to the Concessionaire's Contract
Main Terminal	Primary facility with bag claim, ticketing, transfer to Airsides, concessions, and HCAA offices
Neutral Pier	A pier component at the storefront opening that provides a transition from base building to Concessionaire finishes
NFPA	National Fire Protection Association
TWP	Tenant Work Permit, as required by the Tenant Work Permit Handbook
SDCM	Sustainable Design Criteria Manual. Outlines sustainable strategy recommendations, requirements, and tracking protocols for design and construction projects at TIA.
Shell Space	Unfinished building area
Soffit	Horizontal surface of a part of the ceiling that is lower than the primary ceiling surface
Supplemental Signage	Additional signage provided by the Concessionaire, which must be approved by the Authority. Signage must comply with the CDCM.



# 1. INTRODUCTION

## 1.4 Design Reference Outline

The following is a concise design reference outline for this Concessions Design Criteria Manual. Concessionaires, designers, architects, and engineers may use this section to quickly find a specific space and the design and permitting requirements associated with that specific space.

1. Defining your specific space.
  - a. Find your location using the alphanumeric Space Reference Number (see example below) found on the LOD and using the Exhibit-Ramp Level Plan or Exhibit-Boarding Level Plan in Chapter 2 associated with your Airside or the Transfer Level Plan for the Main Terminal.
  - b. To determine your specific space conditions (Architectural, ITS, and MEP), locate the Concessions Service Matrix for your specific location.
    - Airside A: Section 8.3
    - Airside C: Section 9.3
    - Airside E: Section 10.3
    - Airside F: Section 11.3
    - Main Terminal: Section 12.3

Example alphanumeric Space Reference Number in Airside A

Space Number: A-2-2641

(A) Airside Designation (A, C, E, F) or Main Terminal Designation (T)

(2) Level (1, 2, or 3)

(2641) Numerical Designated Space

Defining your Design Condition.
  - c. Many distinct design conditions are identified in this Concessions Design Criteria Manual, with multiple applications within each design condition dependent upon location.
  - d. Determine your designated design condition by referring to the “Architectural Design Condition” heading in the “Concessions Service Matrix” for your Airside or Main Terminal. Then refer to Section 2.4, “Design Condition Types.”

If the concession design condition type is different than shown, please contact the Authority’s Concessions Department.
2. Defining your design criteria.
  - a. Section 3.0, “Design Criteria,” provides the information to create and implement all submittals and contract documents needed to complete the design and construction of the new Concessionaire space. This section includes:
    - 3.1 Concessionaire Space General Guidelines
    - 3.2 Special requirements for Food, Beverage Concessionaire
    - 3.3 Signage Criteria
    - 3.4 Lighting Criteria
    - 3.5 Acoustics and Public Address
    - 3.6 Mechanical, Electrical, and Plumbing Requirements
    - 3.7 Fire Protection and Life Safety
    - 3.8 Security
    - 3.9 Telecommunications
    - 3.10 Roof Penetrations
    - 3.11 Structural Loads
    - 3.12 Plant materials

## 1.5 Website for Concessionaire Construction

The Authority will maintain updated documents, including this Manual, on the Authority’s webpage. It is the Concessionaire’s responsibility to access and use the latest versions of these documents. The Authority will issue a username and password to each Concessionaire to access the Concessionaire construction website.

The website address is:

[http://www.tampaairport.com/airport\\_business/](http://www.tampaairport.com/airport_business/)

## 1.6 Codes and Standards

**The Concessionaire will be responsible** for reviewing, understanding, and implementing, as part of its design, all applicable codes for all applicable jurisdictions, including but not limited to: local, state, and federal laws, statutes, orders, codes and code ordinances, and regulations applicable to the work. Review of the Concessionaire’s documents by the Authority does not include code compliance and does not relieve the Concessionaire of responsibility to satisfy all applicable regulations. Concessionaire must verify applicable codes and standards prior to the start of any project. All Concessionaire, architects, engineers, and contractors must be familiar with this Concessions Design Criteria Manual and the applicable sections of the current edition of the Authority’s Design Criteria Manual and Concessionaire Work Permit Handbook in addition to the adopted Authority codes.

FBC	Florida Building Codes
FFPC	Florida Fire Prevention Code
IBC	International Building Code
IPC	International Plumbing Code
IMC	International Mechanical Code
IECC	International Energy Conservation Code
IFC	International Fire Code
NEC	National Electrical Code
ADA	Americans with Disabilities Act
NFPA	National Fire Protection Association

Refer to Section 4.1 “Codes and Standards,” for detailed information on codes and standards. All Concessionaire improvements are subject to the approval of the City of Tampa Planning and Development Department ([http://www.tampagov.net/dept\\_planning\\_and\\_development/](http://www.tampagov.net/dept_planning_and_development/)).

In addition to the applicable codes noted above, the Authority’s design and construction standards must be followed in the design and construction of the Concessionaire spaces. These are:

- The **Tenant Work Permit Handbook**, which specifies certain minimum requirements by which the Concessionaire and contractor agree to be bound while completing work under an approved Tenant Work Permit (TWP) issued by the Authority.
- The **Design Criteria Manual**, which outlines in detail the construction standards required at the airport.
- The **Architecture and Building Engineering Design Deliverables Manual**, which outlines the specific design deliverables required at various stages of the design development.
- The **Concessions Handbook**, which outlines the concession operating requirements and regulations as set forth by the Authority.
- The **Sustainable Design Criteria Manual**, which outlines sustainable strategy recommendations, requirements, and tracking protocols for design and construction projects at TIA.
- The ramp level includes support areas for airlines and Concessionaires, areas to be determined on an as needed basis.



# SECTION 2

## BUILDING CONDITIONS

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC 06.05.2015**

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 2. BUILDING CONDITIONS

### 2.1 Airside Terminals A, C, E, and F

#### 2.1.1 Ramp Level

The ramp level of the Airsides generally consists of the AOA, ground service and support for the Airport and various airlines associated with each Airside, baggage handling, and security entities. The ramp level also includes support areas for concessions including a designated service elevator(s) and a loading dock for concessionaire deliveries and waste disposal facilities. At Airside F, the ramp level also serves as international sterile circulation and the location of all federal inspection services to process international passengers.

#### 2.1.2 Boarding Level

The boarding level is the main public passenger level used for boarding and de-boarding passengers from the aircrafts. The boarding level of the Airsides is characterized by open departure lounges and concessions, TSA Security and public restrooms, and limited back-of-house spaces.

### 2.2 Main Terminal

#### 2.2.1 Baggage Level 1

This level of the Main Terminal is primarily for the baggage claim and ground transportation services. It consists of “Blue” and “Red” side bag claim devices, back-of-house baggage tug drives, some passenger services, curbside pick up, ground transportation services and escalator service from the main transfer level.

#### 2.2.2 Ticket Level 2

This level of the Main Terminal is primarily for the airline ticketing function of the airport. It consists of airline ticket counters, airline offices, curbside drop off, and escalator services up to the main transfer level and down to the baggage level.

#### 2.2.3 Transfer Level 3

This level of the Main Terminal serves as the sole means for passenger transit to the shuttles traveling to the various airside gates. It also provides concessions and waiting areas for meeters/greeters and well-wishers. This level supplies escalator service to and from the ticketing level and escalator service down to the baggage level.

### 2.3 Construction Waste Requirements

The concessionaires are responsible for disposing of all construction waste from all concessionaire spaces off Airport property through the loading dock area in accordance to the Concessionaire Work Permit Handbook requirements.

For the specific requirements concerning recycling and landfill diversion of construction waste, see the *Tampa International Airport Sustainability Management Plan* and the *Sustainable Design Criteria Manual (SDCM)* located on the Authority’s website, and Section 3.12.3 Design for Waste Diversion of this document.

### 2.4 Design Condition Types

The design image of concessionaire spaces is created through standard neutral frame details, common storefront requirements, and respective storefront and signage zones. These design elements create a level of consistency for Airport users while allowing concessionaires to express their identity with their spaces. Because each Airside and the Main Terminal are unique, various design guidelines have been established to achieve a complementary quality level throughout.

Each concessionaire space will fall into a general design condition outlined in this section. The design condition type of each space is shown in the Authority Responsibility Matrices in Section 8.2, 9.2, 10.2, 11.2, and 12.2. All storefronts are subject to approval by the Authority.

All renderings and guidelines herein represent general concessionaire design requirements and are not intended to prescribe store and restaurant designs. Concessionaires are encouraged to present “state-of-the-art” designs for their stores and restaurants. Concessionaires are allowed and encouraged to present their specific brand trade dress. All concessionaire designs are subject to approval by the Authority, and approval may be withheld at the Authority’s sole discretion. *Dimensions shown in the design conditions are all absolute or maximum/minimum if noted.*

Design condition types covered in this section include:

- Design Condition Airside A
- Design Condition Airside C
- Design Condition Airside E
- Design Condition Airside F
- Design Condition Main Terminal

The Identity/Storefront Control Zone is intended to be the area where the concessionaire can construct elements of design for enclosure and branding purposes. The Identity/Storefront Control Zone is not meant to restrict a concessionaire’s branding, although the design must follow and be subject to the Authority’s approval process. (Refer to specific design condition for limitations and requirements as some storefronts may have limitations on allowable elements.) All Identity Control Zones are encouraged to include the following elements, but are not limited to:

**Canopy:** Overhead architectural element.

**Counter or Point of Sale:** Surface where customers are served and goods are displayed.

**Display Case:** Enclosure (partially or fully enclosed) in which goods are exhibited.

**Feature Wall:** Signage, branding, or any architectural design to characterize space along circulation.

**Jamb Feature:** Vertical jamb of the neutral frame, facing perpendicular to the circulation.

**Blade Sign:** These are optional. Sign located outside the store enclosure and displayed perpendicular to circulation.

**Parallel Bulkhead Sign (where applicable):** Sign located on designated bulkhead of concessionaire space.

**Vertical Signage:** Optional blade type sign with a vertical height as indicated in the design condition diagrams; can contain brand logos subject to approval by the Authority. Approval may be withheld at the Authority’s discretion.

**Low Zone:** Low Table Seating or Merchandise Display cases with a general height of 3 feet-6 inches high, but can vary.

**High Zone:** High top seating, bar seating or service counters in this zone with a maximum height of 4 feet-6 inches.

The dimensions and the maximum zone heights shown are general requirement. The Authority encourages creativity and will consider non-conforming dimensions and designs.



## 2. BUILDING CONDITIONS

### Introduction to Airside A

Constructed in the 1980s, this Airside remains fresh due to the large spatial proportions, great natural and artificial lighting, soft colors and clean smooth surfaces. We consider this Airside **Quintessential Tampa**. This Airside best exemplifies the breezy, light, beach characteristics of the Tampa Bay Region. The structural concrete columns are exposed and are to remain as such for at this junction urban Tampa meets the beach calm via the smoothly finished curved wall surface and wavy floor patterns.

In the pages ahead you will note three groupings of images. The first are images of Tampa which exemplify this beach aspect of the Tampa Bay region. Next are images of Airside A as it currently exists. The final grouping are concessionaire store images from other airports which could be envisioned to promote these characteristics of Tampa. All images are here for reference in hopes that they will inspire you to be creative in your store development and the products as they relate to the unique aspects of the Tampa Bay region and Tampa International Airport.

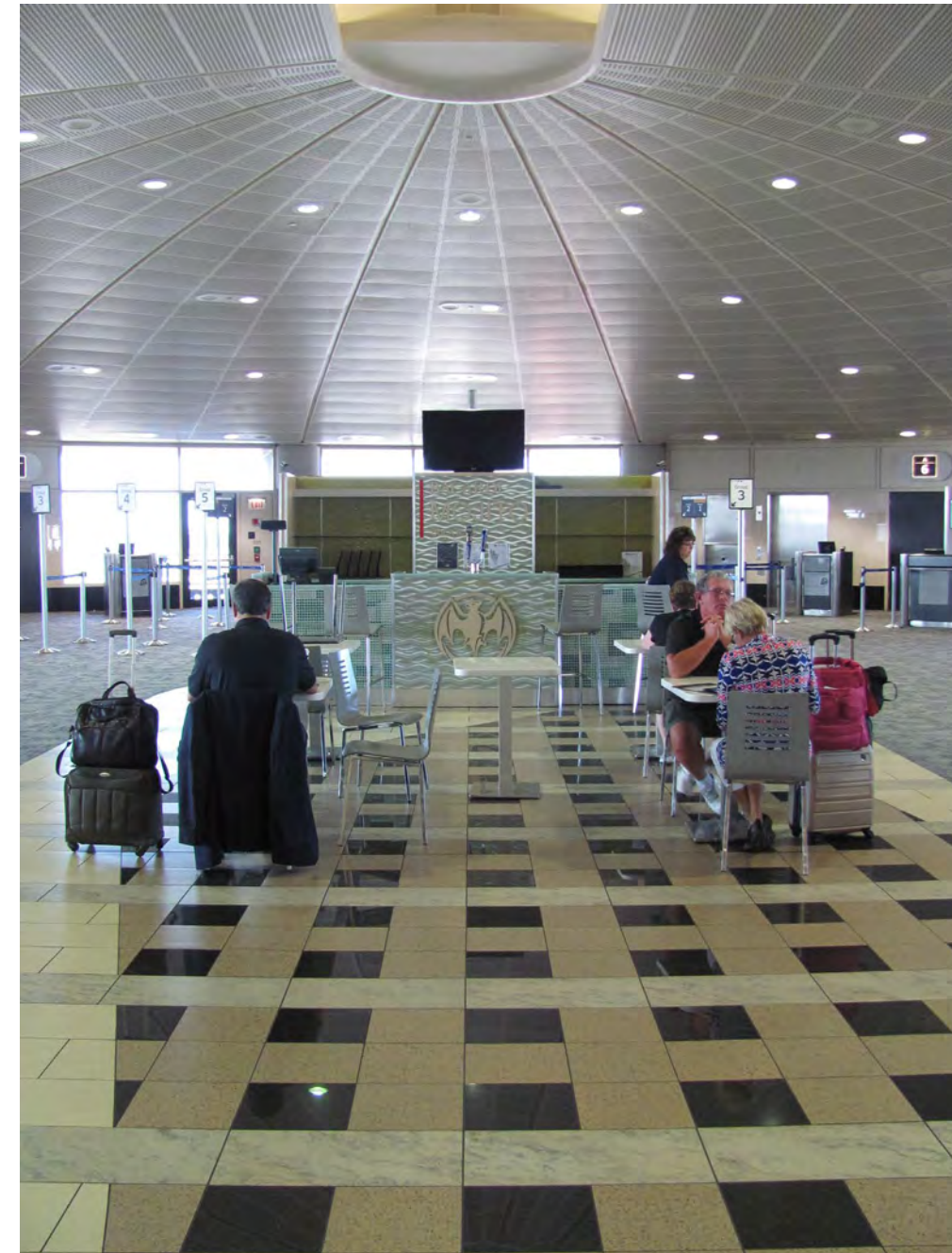
Spaces in the food court area are to be thought of as relating to the beach with light lid canopies, if at all. Hard canopies will be discouraged except where kitchen exhaust hoods and ventilation is required. No artificial plants are allowed but the use of natural ones are encouraged to further promote Tampa's verdant environment. We encourage the new concessionaire venues between gates 3 and 4 and between gate 9 and 10 to continue the openness already established in the gate lounge zones.

For the food court area HCAA will be providing new flooring and seating to compliment the overall **Quintessential Tampa** environment. Some plant material will also be provided as part of the food court design. As part of HCAA's program for Airside Functional Improvements, new locations are being developed for FIDS units, planters, tandem seating, business benching and lounge seating so each airside and all insertions will reinforce the current overall characteristics. Creativity that uses a light hearted and fresh expression of the natural environment is favorable.

### 2.4.1 Design Conditions Airside A

#### General Notes:

1. Refer to *Lease Outline Drawings* (LOD) for specific dimensional area information.
2. MEP/FP and structure are not shown. Field verify base building conditions prior to design or construction.
3. **SECTION 8.1 – Provisions Summary – Airside A** – gives the list of items provided by the authority as base building and items required by the concessionaire.
4. **SECTION 8.2 - Authority Responsibility Matrix – Airside A** – give a list of Authority Provide utility services.
5. **SECTION 8.3 - Concessions Services Matrix – Airside A** – gives a list of specific utility services for the concessions spaces.
6. **SECTION 3 – DESIGN CRITERIA** – provides the requirements for storefront, display, flooring, ceiling, door, entrance, walls, kitchen, signage, lighting, and other MEP/FP requirements.
7. Design Conditions A-01 through A-05 are shown on the following pages.



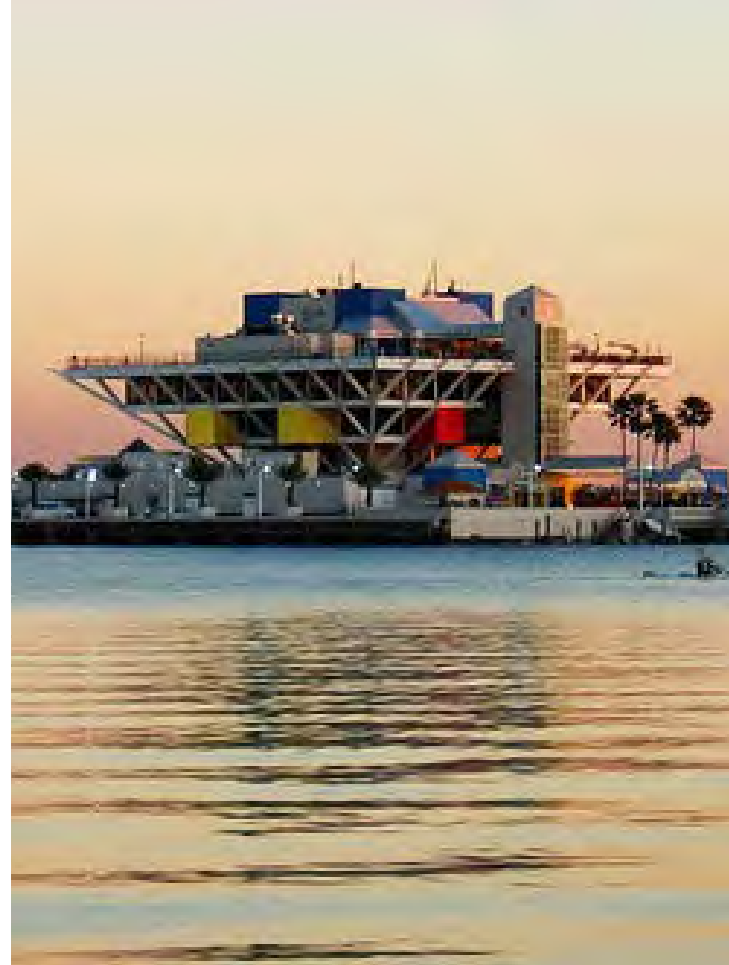


## 2. BUILDING CONDITIONS

These images present the case that **Quintessential Tampa** is reliant upon the breezy, light, beach characteristics of the Tampa Bay Region with lovely sunrises and sunsets. The moist air, refracted light, and breezes create a naturally unique place.



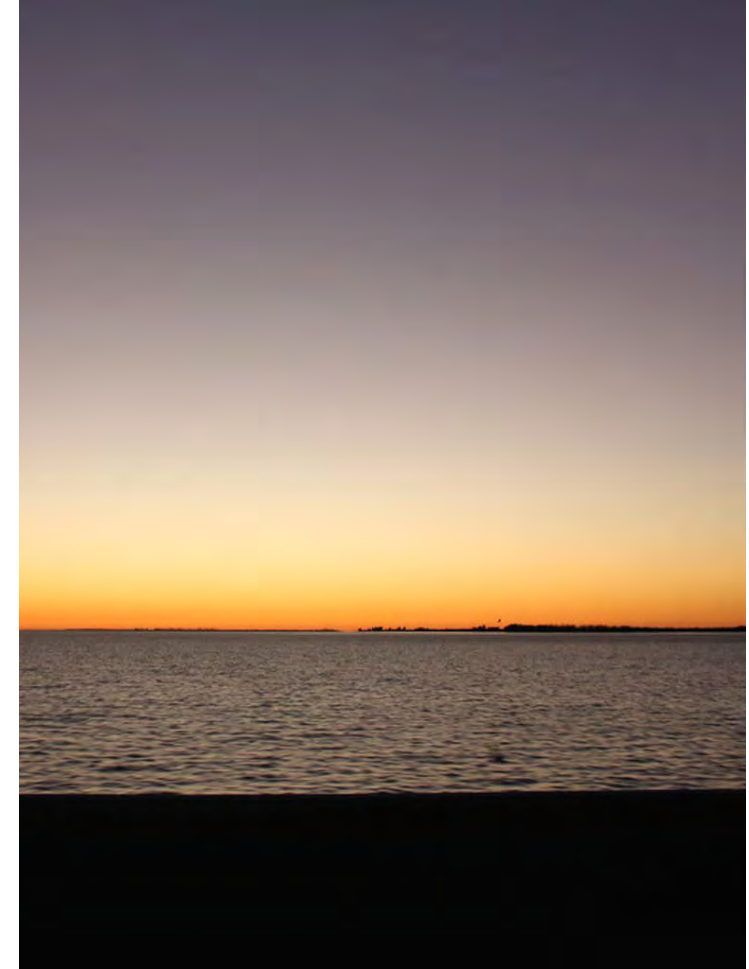
Gulf of Mexico



Bay



Beach

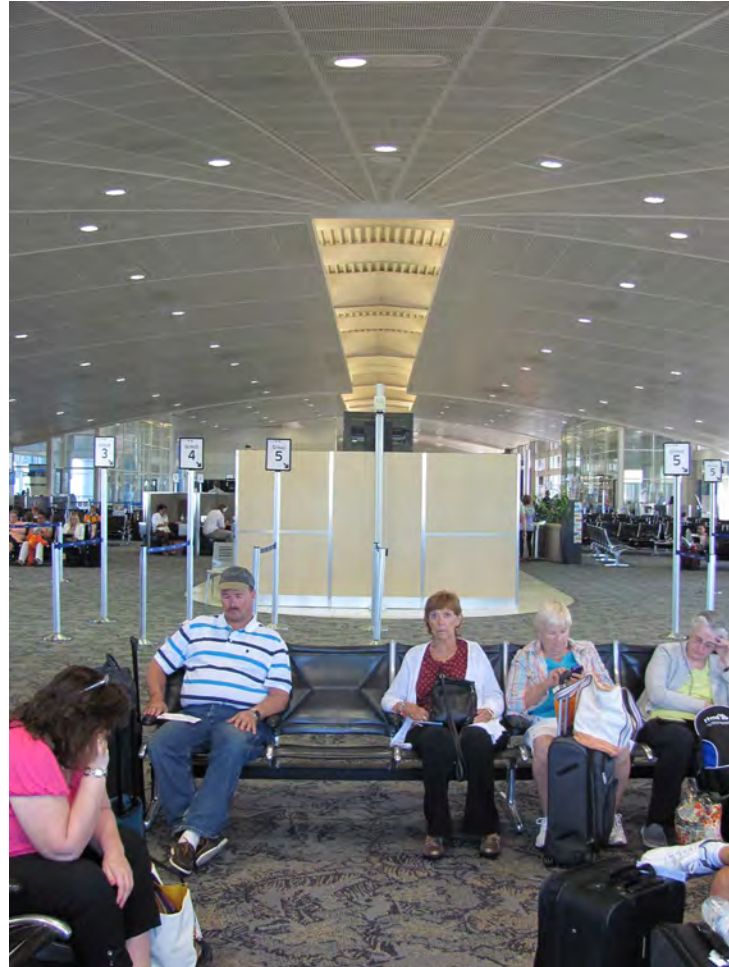


Sunset



## 2. BUILDING CONDITIONS

### Airside A



**South end looking north:**  
This is the lowest ceiling area and shows the expansive column free zone, abundance of natural light, well distributed artificial light and soft white colors.



**South end concessionaire in concourse:**  
The existing flooring expands on the soft neutral colors with the bold insertion of black which also becomes the wall base color. Bold colors can work well in this environment.



**East façade food court:**  
Glazing is the boundary of the food court. HCAA will provide new food court flooring which will work with the unique regional beach quality.



**Typical concourse fixed element façade:**  
Polished soft neutral porcelain ceramic panels. These hold the space and yield much freedom for concessionaire insertions to be colorful, textural and saturated.



## 2. BUILDING CONDITIONS

You will note here examples of concessions venues from other airport facilities with bold colors and offers which work where there are expansive ceiling heights. Each relate to Quintessential Tampa.



Atlanta:  
Sea Food  
Restaurant



Boston:  
Sea Food Bar



Copenhagen:  
Bar



Copenhagen:  
Food Market



## 2. BUILDING CONDITIONS

You will note here examples of concessions venues from other airport facilities with small textures or bold colors, which work where there are expansive ceiling heights and perhaps relate back to sand on the bay. Each relate to Quintessential Tampa.



Zurich:  
Food Bar



JFK:  
restaurant



DNC:  
News/Gift



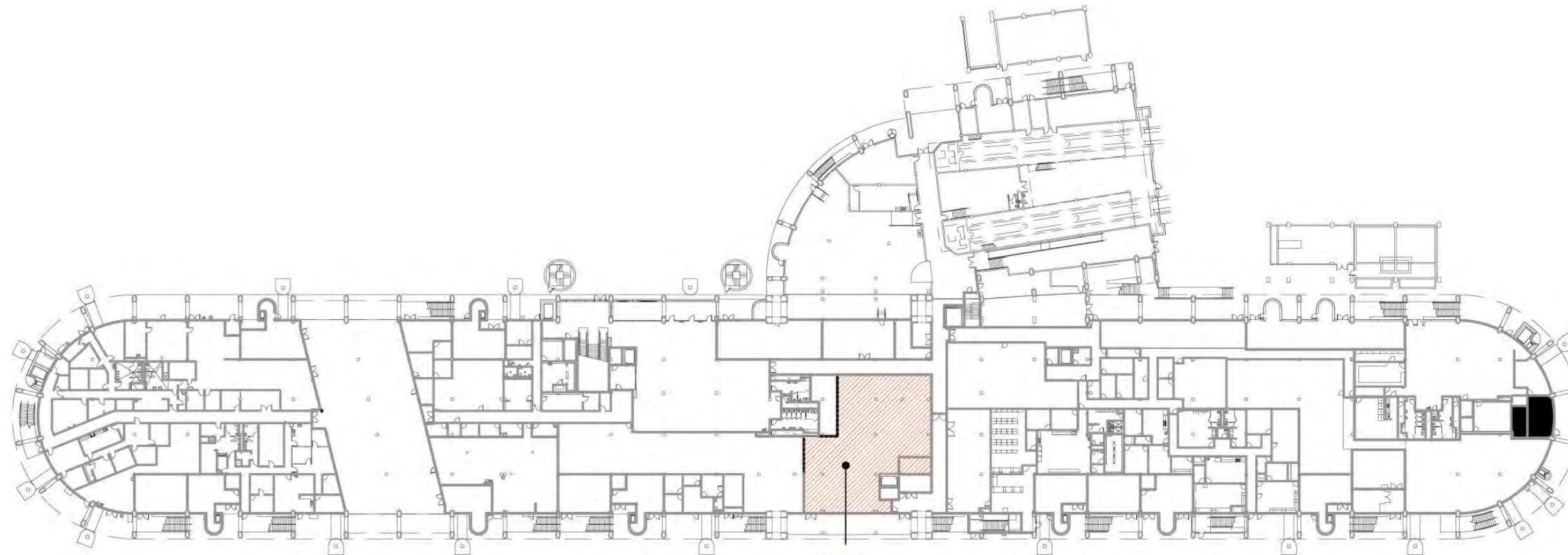
JFK:  
Steak house



## 2. BUILDING CONDITIONS

### 2.4.1 Space Plans – Airside A


#### 2.4.1.1 Ramp Level Plan – Airside A



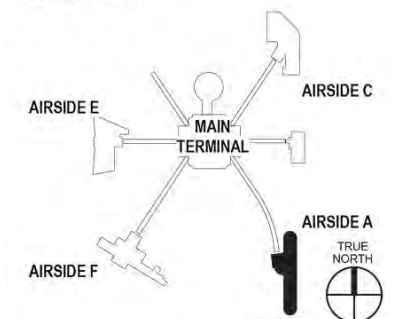
DC: N/A  
 A-1-2319  
 4,352 SF



#### LEGEND

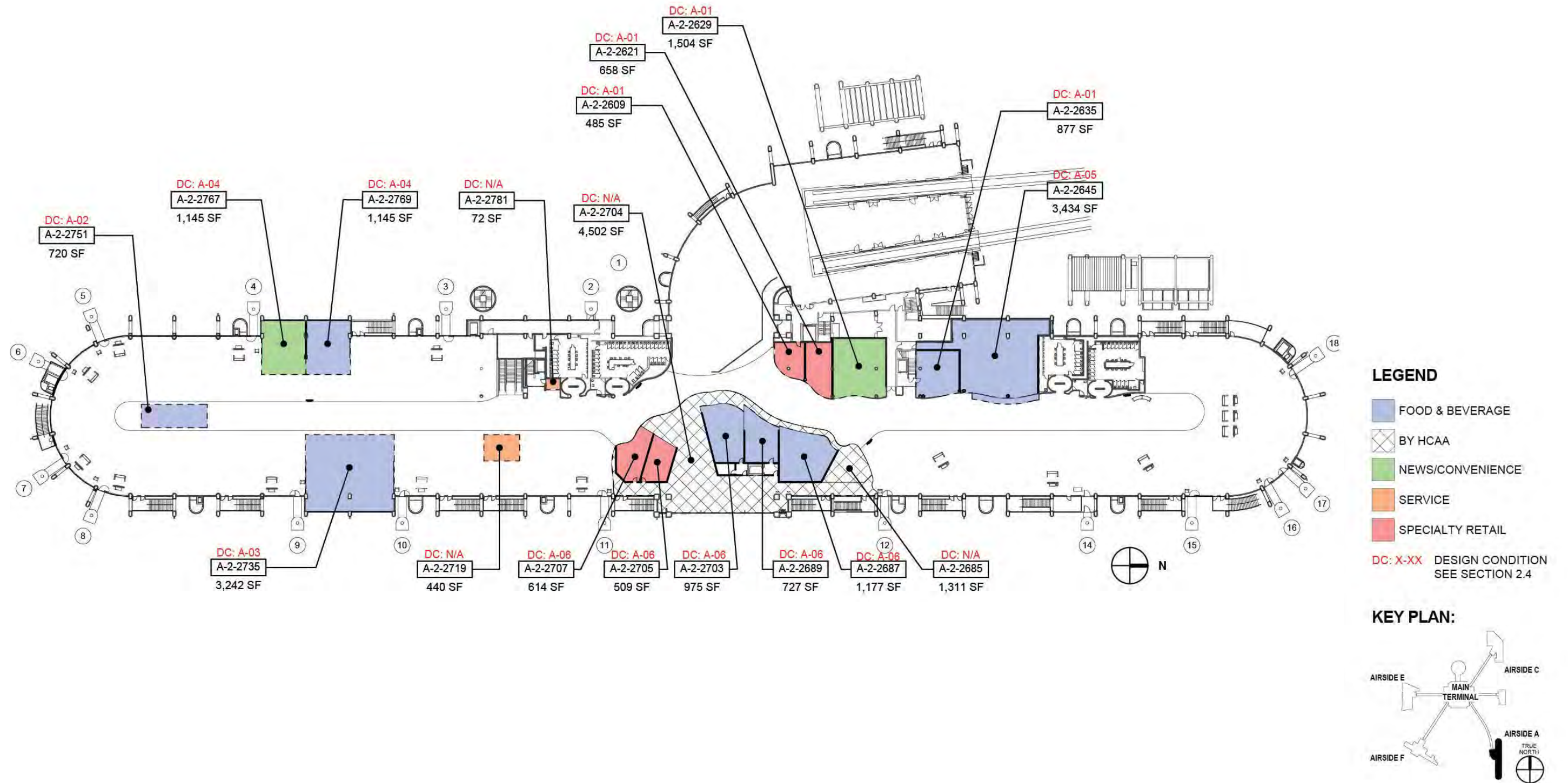
-  CONCESSION SUPPORT STORAGE SPACE
- DC: X-XX DESIGN CONDITION - SEE SECTION 2.4

#### KEY PLAN:



## 2. BUILDING CONDITIONS

### 2.4.1.2 Boarding Level Plan – Airside A

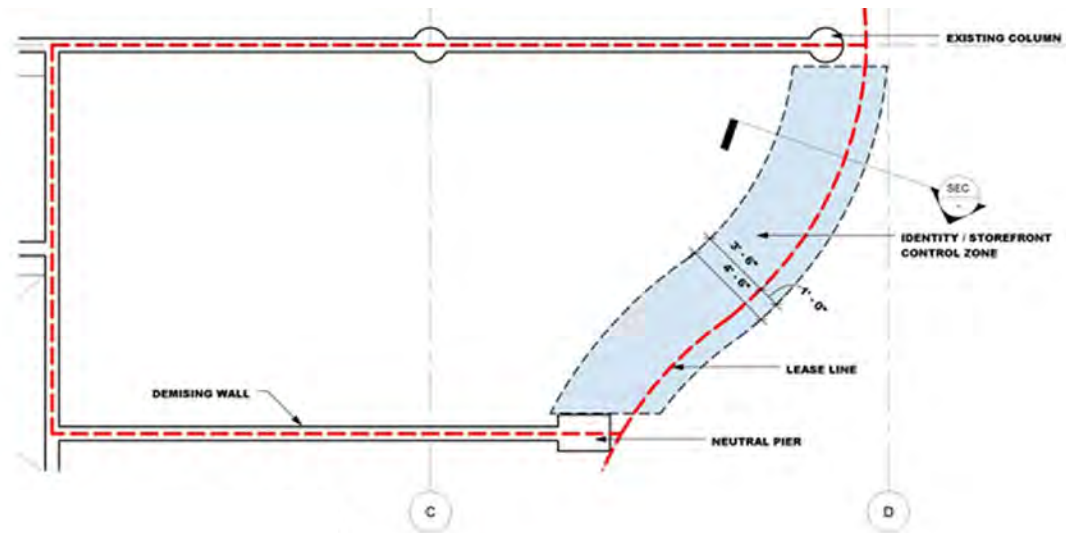




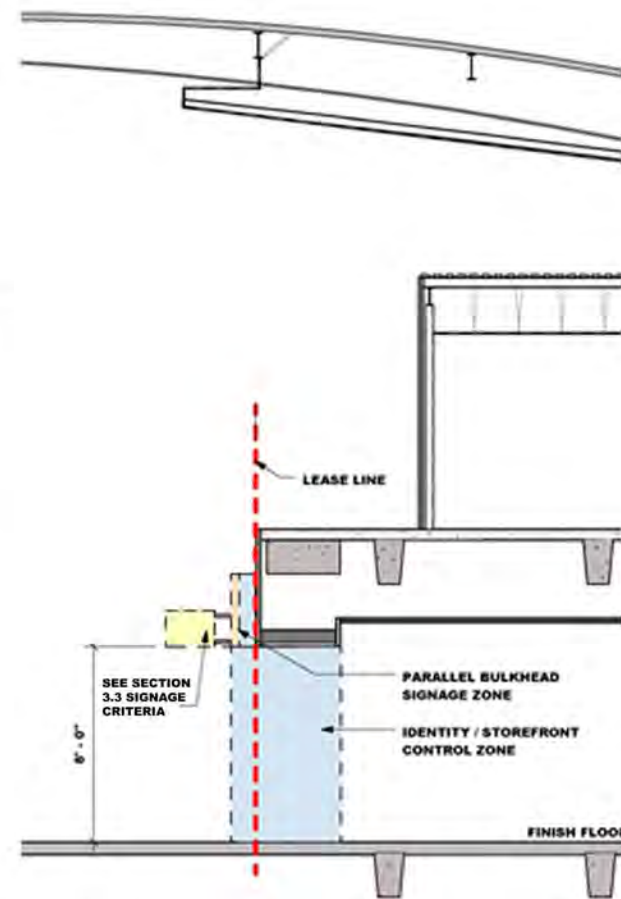
## 2. BUILDING CONDITIONS

### 2.4.2.1 DESIGN CONDITION A-01:

Located along the main concourse circulation these conditions are in the curved base building walls/ soffits/bulkhead. The specific space shown for Design Condition A-01 is A-2-2621. All spaces are highly visible on this Airside and the tendency to dwell or linger is strong. Blade signage in addition to bulkhead signage is recommended but is not required. See section 3.3 Signage for further guidelines.



DC A-01 FLOOR PLAN






DC A-01 SECTION



DC A-01 3D VIEW

### COLOR LEGEND

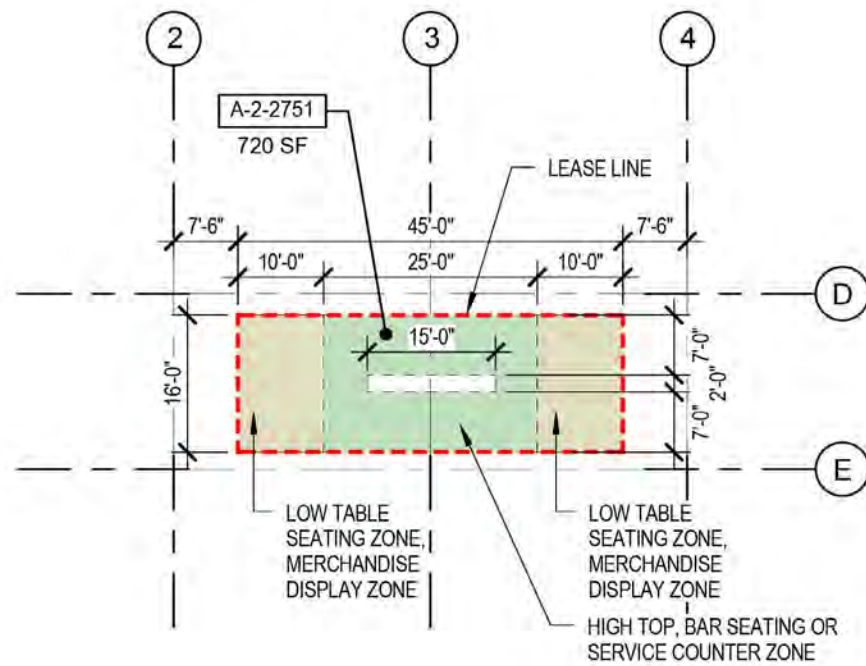
 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



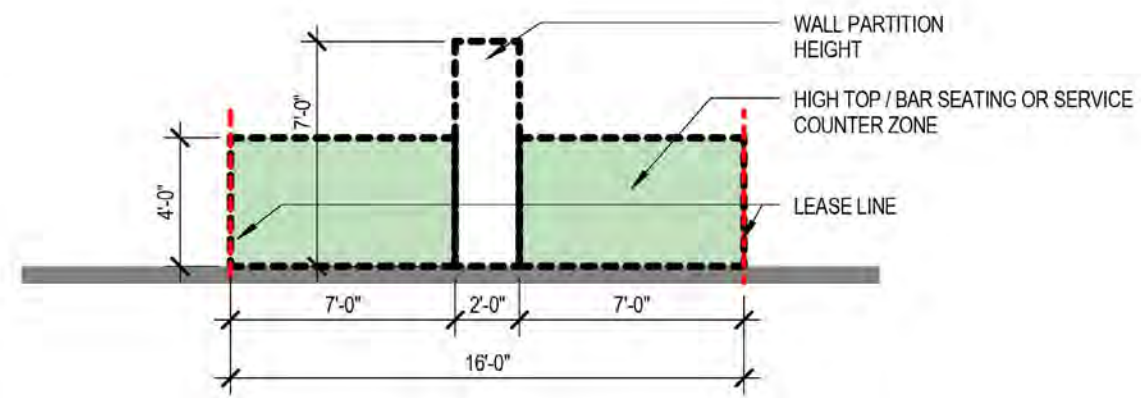
## 2. BUILDING CONDITIONS

### 2.4.2.2 DESIGN CONDITION A-02:

Located on the far south side in the central circulation path, this is space A-2-2751. This condition is freestanding with no common base building walls. This space is to be open and limited in height, allowing for clear visibility of gate podiums, signage and to the six gate lounges. HCAA will remove the existing tile flooring in this area up to the lease line in preparation for the tenant. The new tenant flooring must meet code for slip resistance. Due to the location little signage is anticipated. As the sole vendor the unit itself will be the calling card. See section 3.3 Signage for further guidelines.



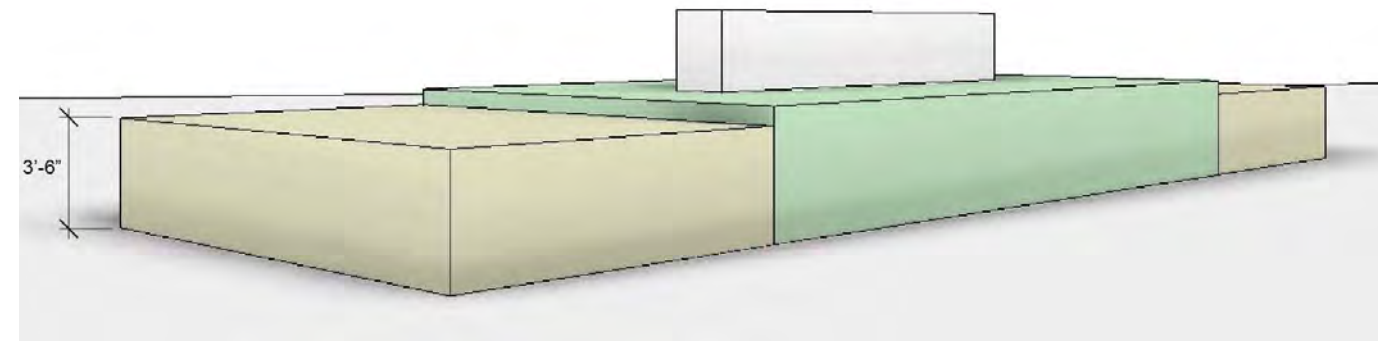
DC A-02 FLOOR PLAN



DC A-02 SECTION

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC A-02 3D VIEW

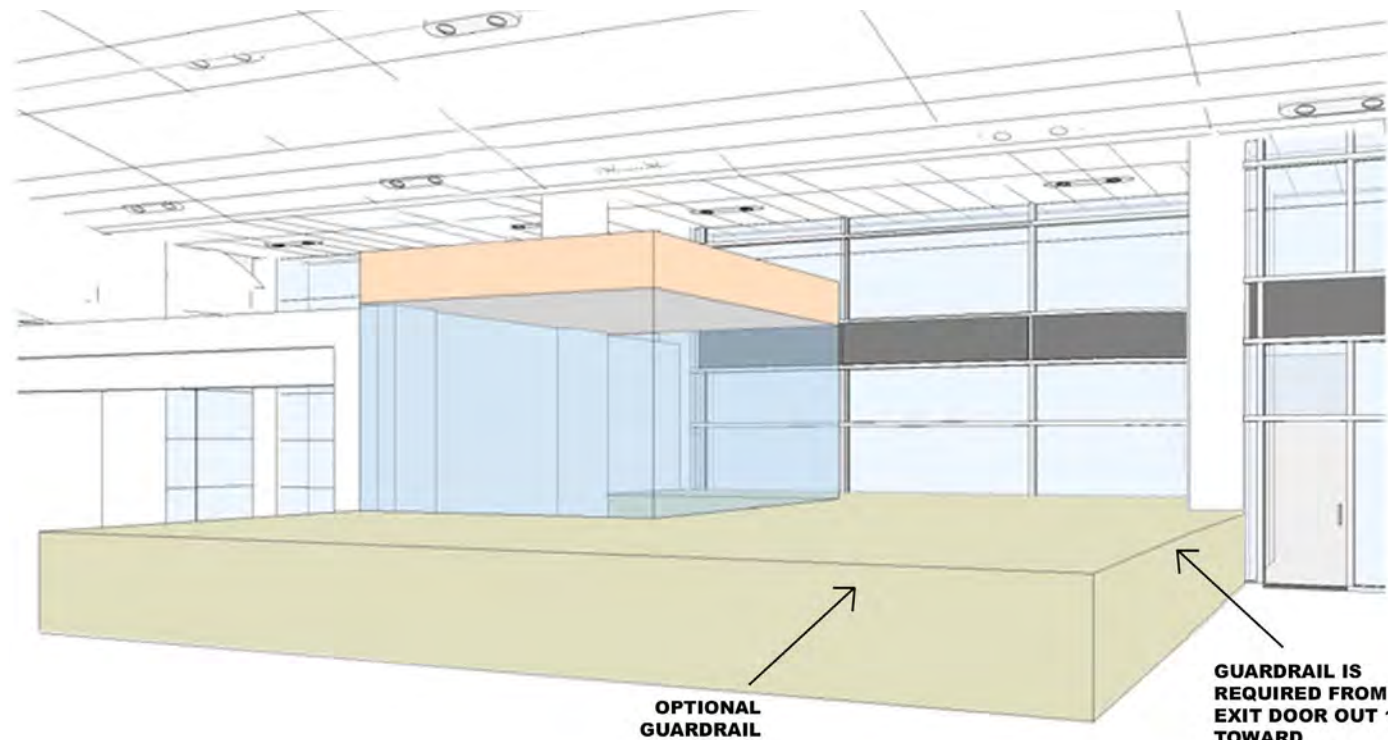




## 2. BUILDING CONDITIONS

### 2.4.2.4 DESIGN CONDITION A-04:

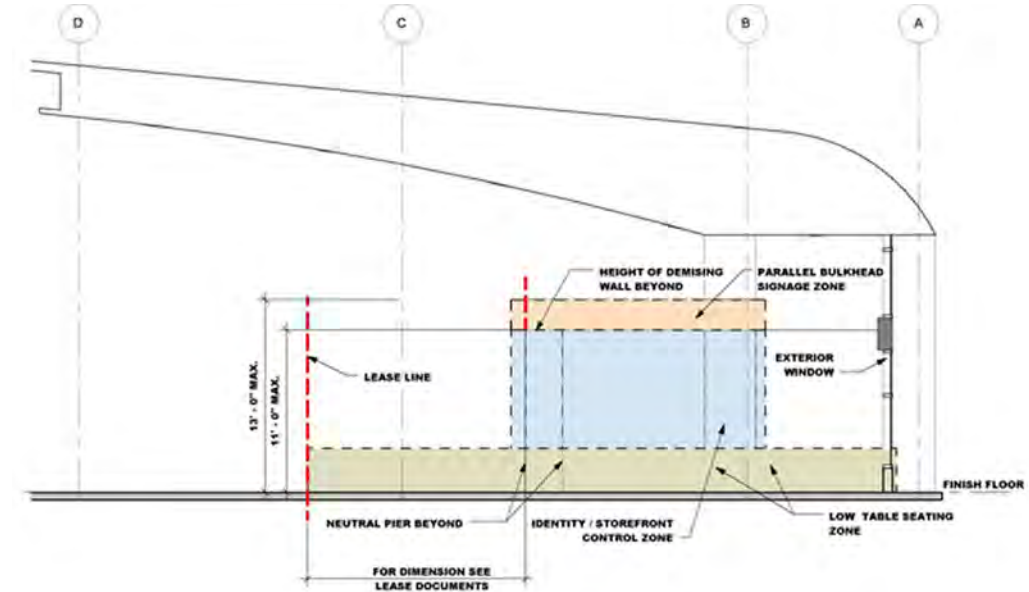
Located at the south side of Airside A the specific space shown for Design Condition A-04 is A-2-2769. This condition contains windows to the exterior on one side, is adjacent boarding gates on one side and shares a demising wall with another concessionaire on the other side. This space is intended to be open and limited in height, allowing for views to the gate lounges and to the exterior. The demising wall will be provided by HCAA, but the remaining amount of enclosure is left up to the concessionaire. With accessibility to six gate lounges this unit and the adjacent unit have unusually great potential. See Section 3.3 Signage for further guidelines.



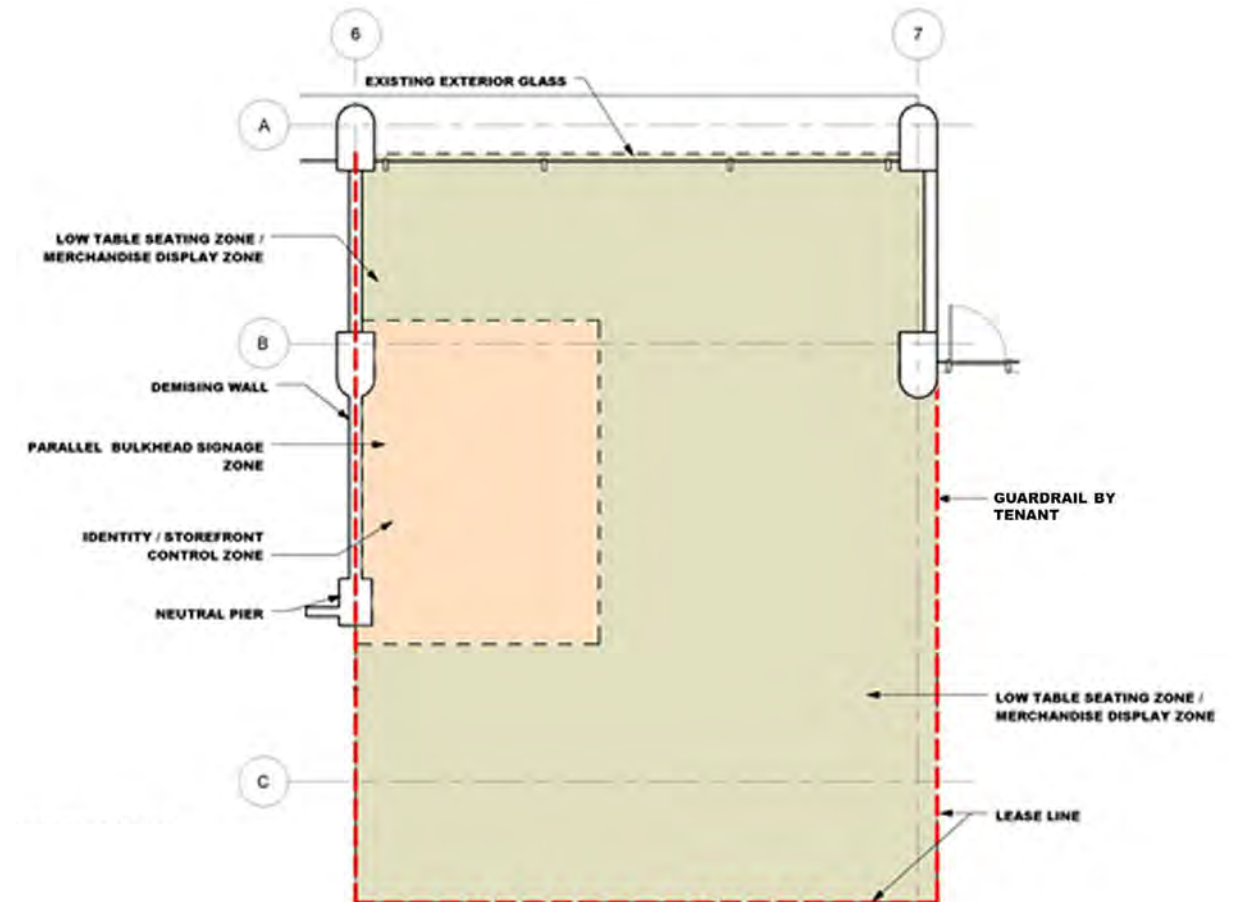
DC A-04 3D VIEW

### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL



DC A-04 SECTION

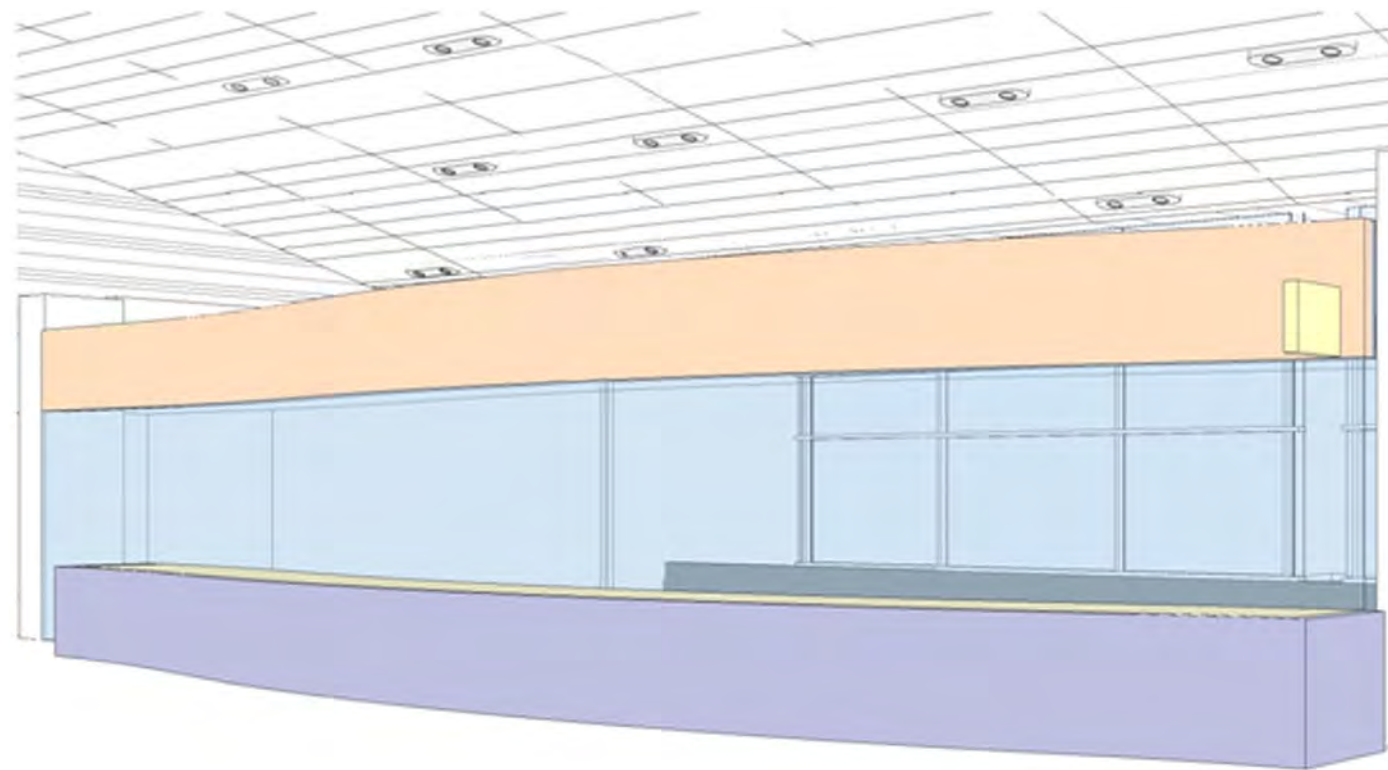


DC A-04 FLOOR PLAN

## 2. BUILDING CONDITIONS

### 2.4.2.5 DESIGN CONDITION A-05:

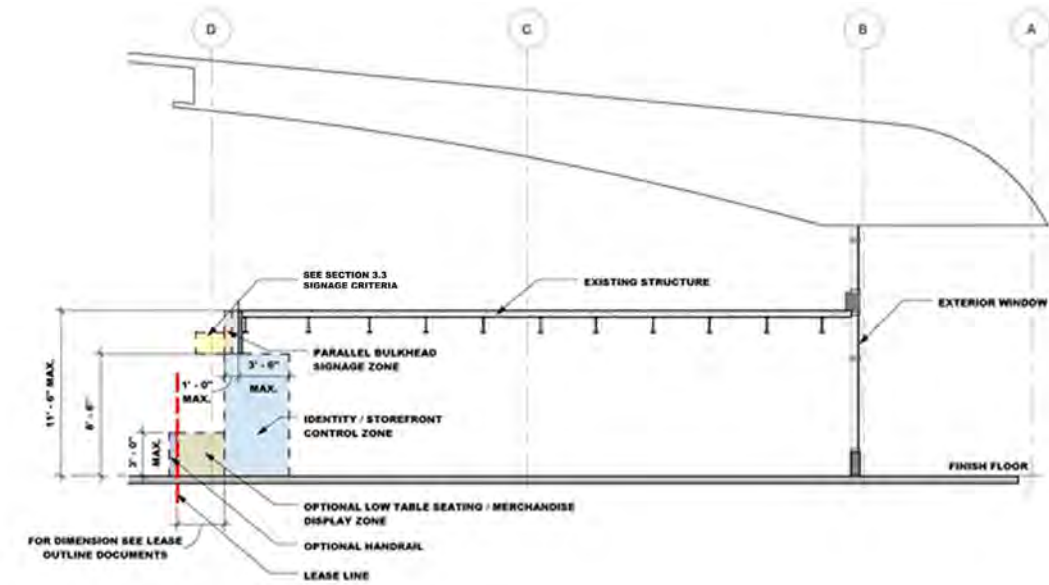
Located at the north end of the Airside. The specific space shown for Design Condition A-05 is A-2-2645. This Design Condition is very similar to A-01, except that seating is permitted along the concourse and an optional guardrail is required on the public circulation side of the Identity/Storefront Zone. For space A-2-2645 the vendor may carry their preferred floor surface out to the lease line along the concourse. The existing tile floor will need to be removed by the concessionaire if they choose to use a new floor tile in this area. See section 3.3 Signage for further guidelines.



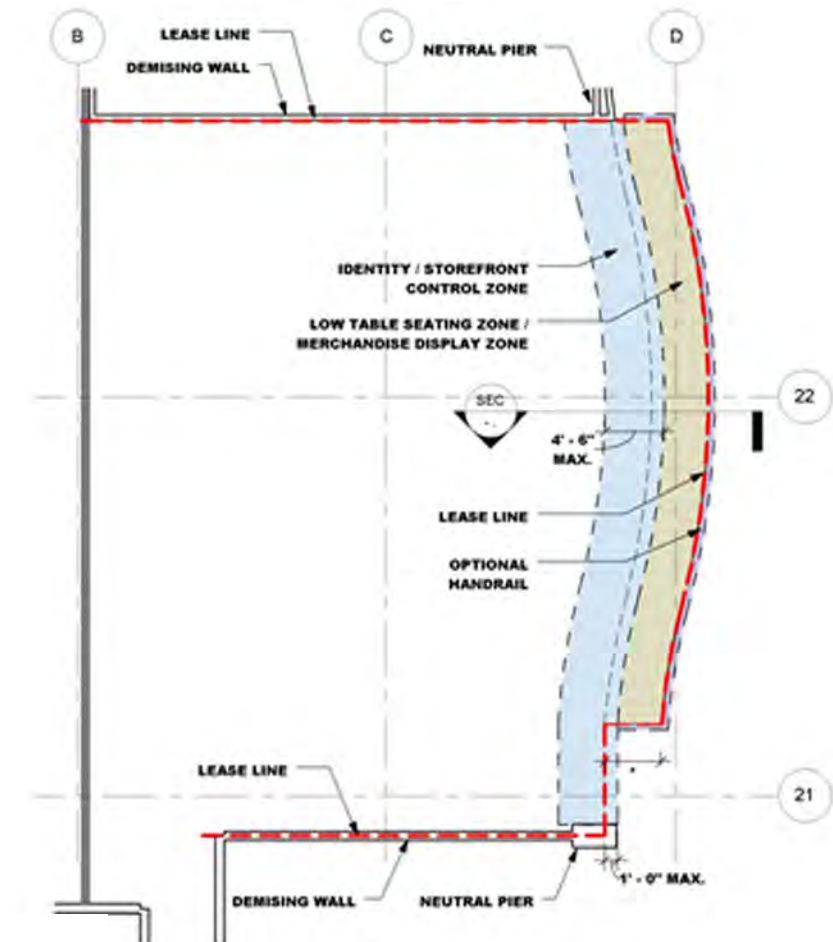
DC A-05 3D VIEW

#### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC A-05 SECTION



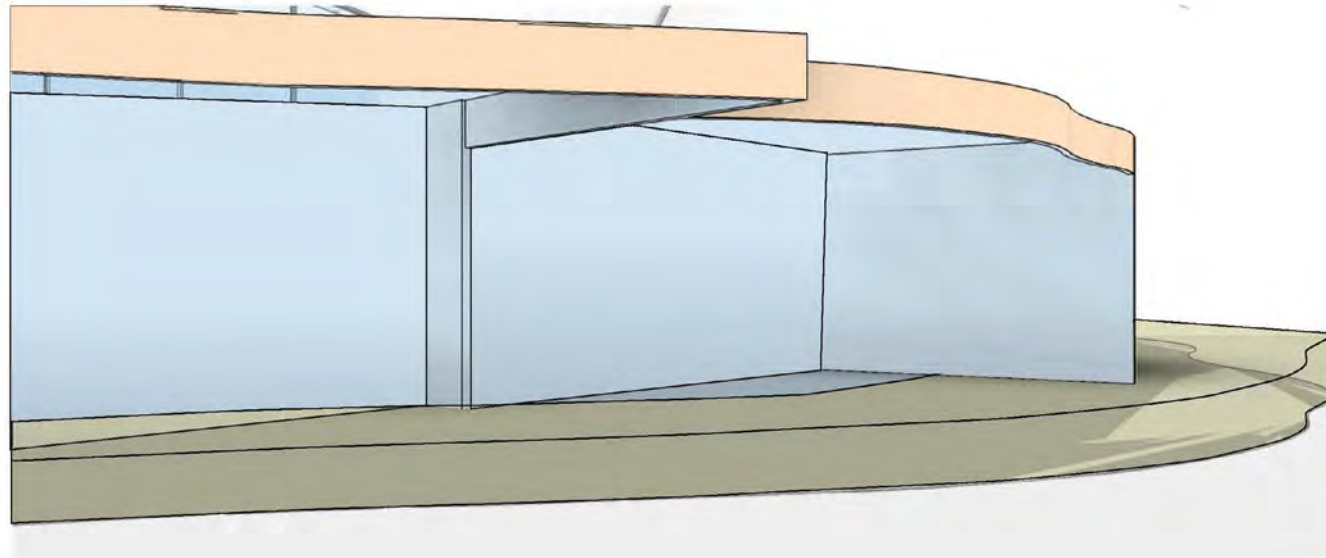
DC A-05 FLOOR PLAN



## 2. BUILDING CONDITIONS

### 2.4.2.6 DESIGN CONDITION A-06:

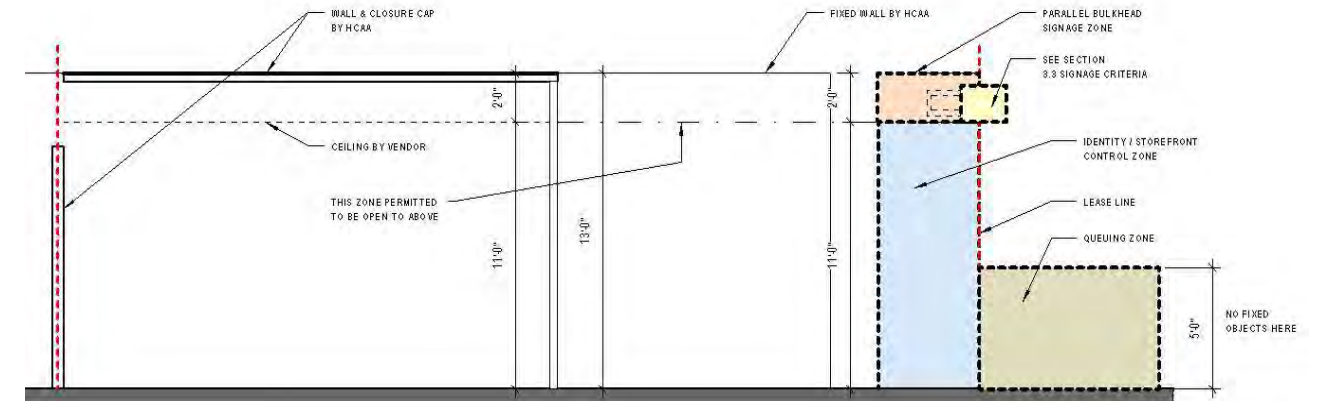
Located directly opposite the security screening checkpoint, the food court in this location is shared by three food and beverage concessionaires and two retail concessionaires. The specific spaces shown for Design Condition A-06 are A-2-2703, 2689 and 2687. The walls and closure cap will be provided by HCAA, the ceiling is by the tenant. The queue zone is shown from the lease line to the existing concourse tile floor. HCAA will provide new flooring in space A-2-2701 and A-2-2688 for food court areas. The amount of closure along the concourse face is open for interpretation. Identification is recommended on the backside of the identity zone for better visibility. See Section 3.3 Signage for further guidelines.



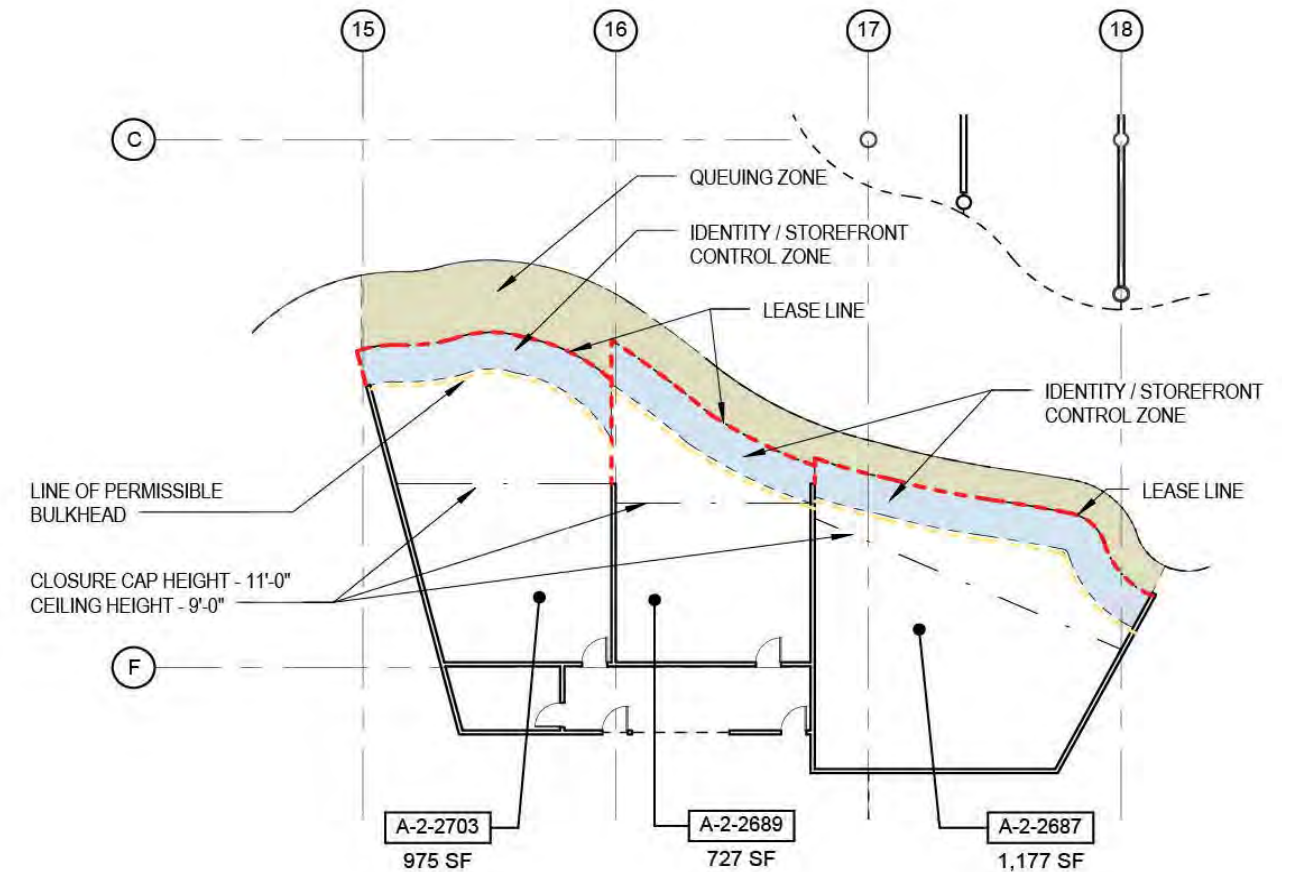
DC A-06 3D VIEW

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC A-06 SECTION



DC A-06 FLOOR PLAN

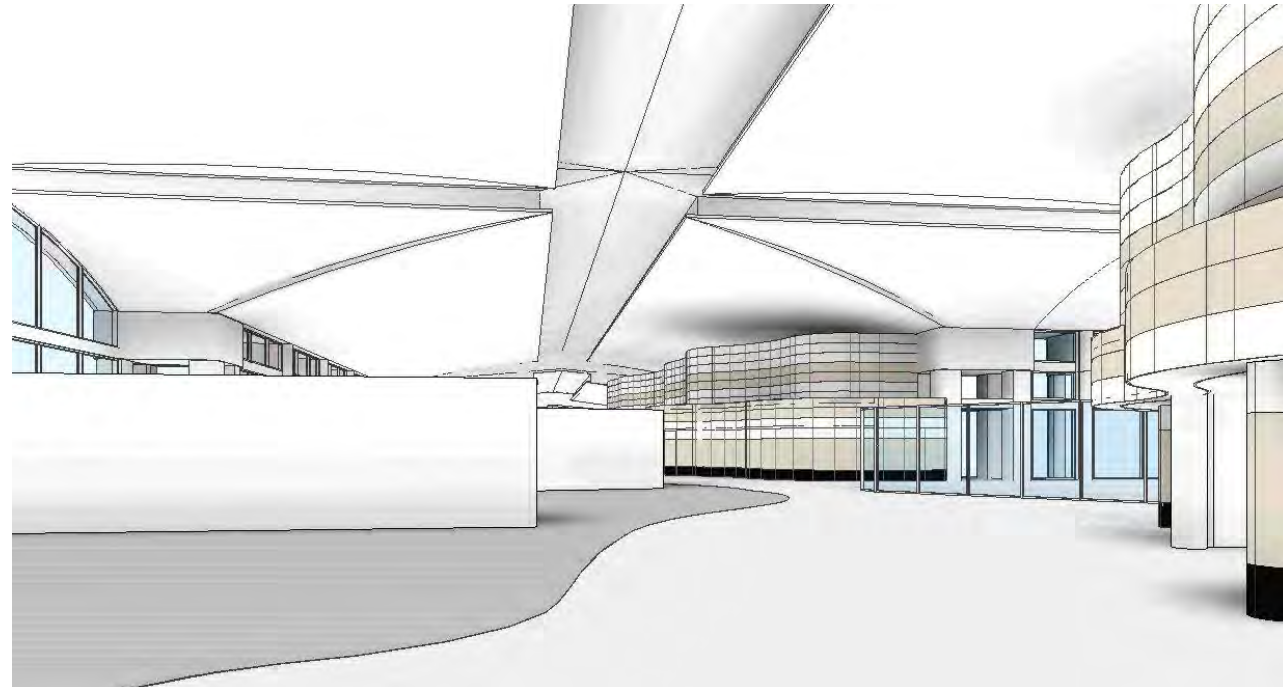
## 2. BUILDING CONDITIONS

### 2.4.3 Renderings –Airside A

The following images depict the Authority provided base building shell conditions for the concession spaces and are for general illustration purposes. All existing or provided conditions must be verified by the concessionaire.

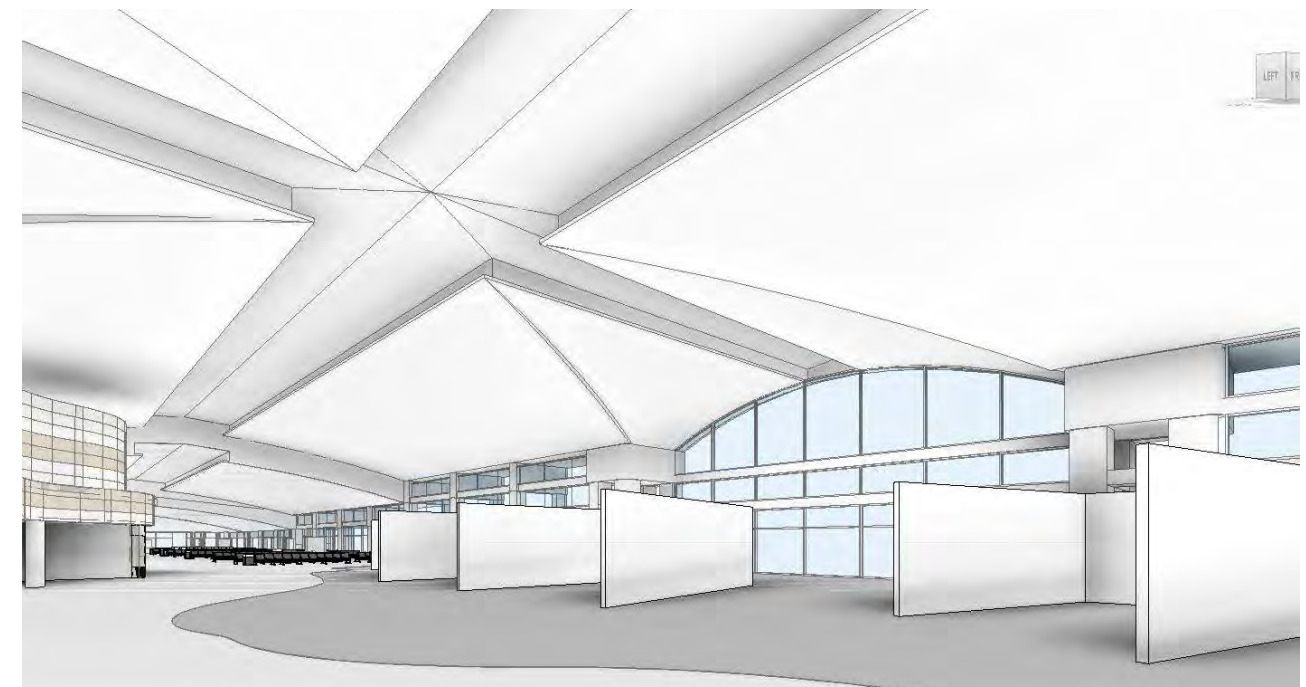
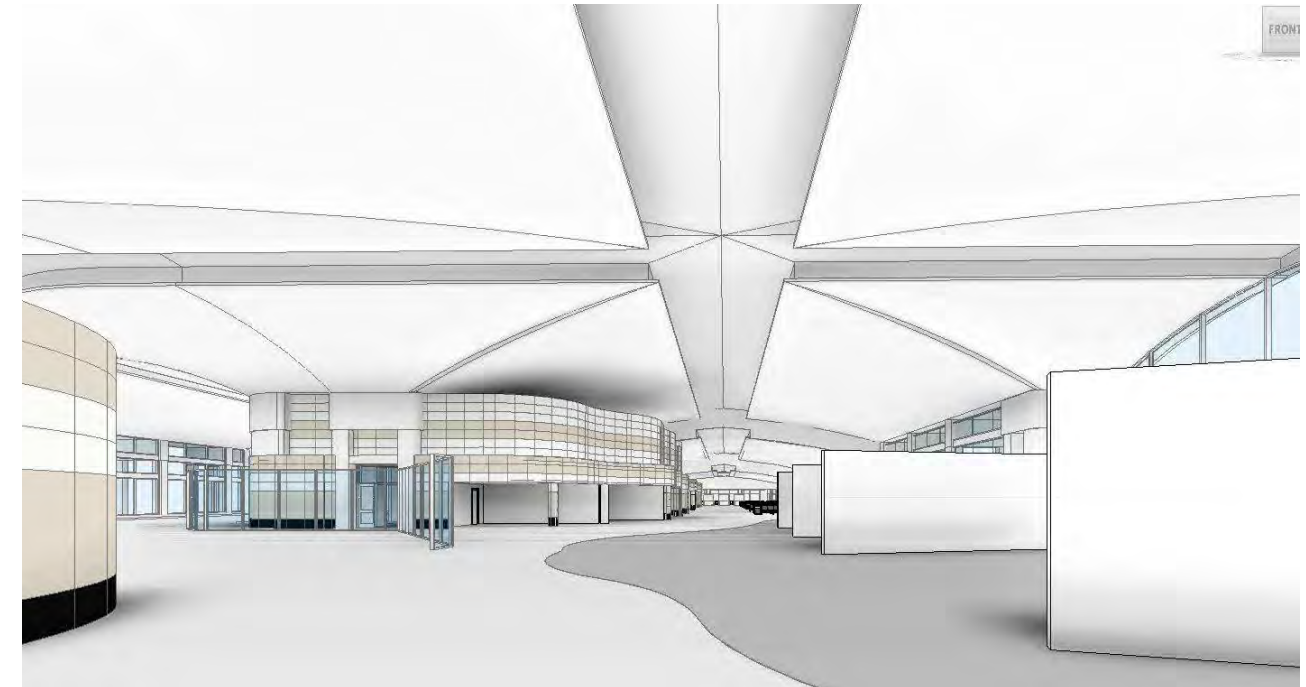
#### 2.4.3.1 View looking South at the Central East Concession Area & from TSA SSCP.

The flooring condition for each concessionaire will be dictated by the lease line.



#### 2.4.3.2 View looking North at the Central East Concession Area

The limit of the flooring condition per concessionaire is noted on the LOD's.





## 2. BUILDING CONDITIONS

### Introduction to Airside C

Completed in 2008, this is the newest Airside and exhibits the character of **Modern Tampa**, similar in attitude as the Contemporary Art Museum, Glaser Children’s museum, Dali Museum and other new cultural institutions and minimalistic architectural expressions. The refined white and grey neutral environment is warmed by the specific insertions of wood wall features or wood ceilings. The whites are bright and pure and all finishes are intended to be maintenance free. This airside has considerable occupancy around the clock and should always feel vibrant.

In the pages ahead you will note three groupings of images. The first are images of Tampa which exemplify this modern aspect of the Tampa Bay region. Next are images of Airside C as it currently exists. The final grouping are concessionaire store images from other airports which could be envisioned to promote these modern characteristics of Tampa. All images are here for reference in hopes that they will inspire you to be creative in your store development and the products as they relate to the unique aspects of the Tampa Bay region and Tampa International Airport.

The existing terrazzo flooring and concrete columns are not to be violated in any way. Walls are to bypass columns as evidenced in the architecture now. All insertions are anticipated to be light, bright, cheerful, and upbeat. Pops of color are encouraged. Due to occupancy loads, seating is critical and overflow from gate lounges is anticipated to occur into the Food and Beverage zones.

HCAA will be providing new seating in the food court area to compliment the **Modern Tampa** environment. As part of HCAA’s program for Airside Functional Improvements, wayfinding signage, FIDS units, planters, seating and business benching so that each gate provides a little something for everyone. All insertions will reinforce the current overall characteristics. Two of the art pieces will be relocated to provide better visibility or utilization of the concessionaire spaces.

### 2.4.4 Design Condition Airside C

#### General Notes:

1. Refer to lease outline drawings (LOD) for specific dimensional area information.
2. MEP/FP and structure not shown. Field verify base building conditions prior to any design or construction.
3. For listing of items provided by the Authority as base building and items required by the concessionaire, see the **SECTION 9.1 – Provisions Summary – Airside C.**
4. For listing of Authority provided utility services, see the **SECTION 9.2 Authority Responsibility Matrix – Airside C.**
5. For listing of specific utility services for the concession spaces, see the **SECTION 9.3 Concessions Services Matrix – Airside C.**

For storefront, display, flooring, ceiling, door, entrance, walls, kitchen, signage, lighting, and other MEP/FP requirements, see **SECTION 3 – DESIGN CRITERIA.**





## 2. BUILDING CONDITIONS

Examples of Modern Tampa where the quality level is unusually high.



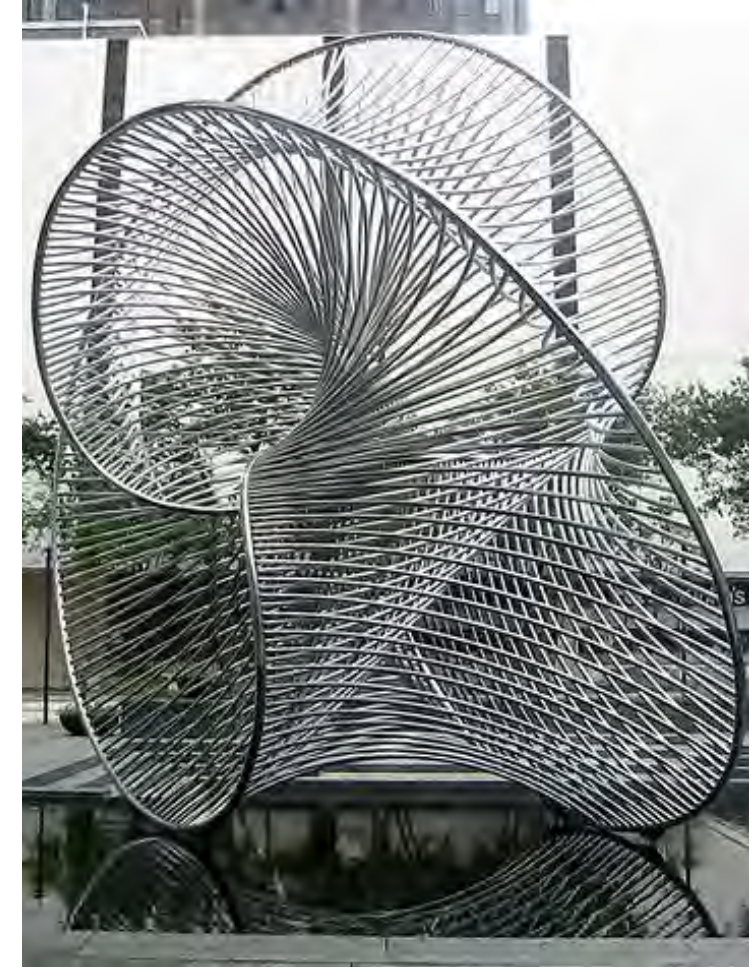
Museum of Modern Art



Chihuly Museum



University buildings



Bank of America plaza Sculpture



## 2. BUILDING CONDITIONS

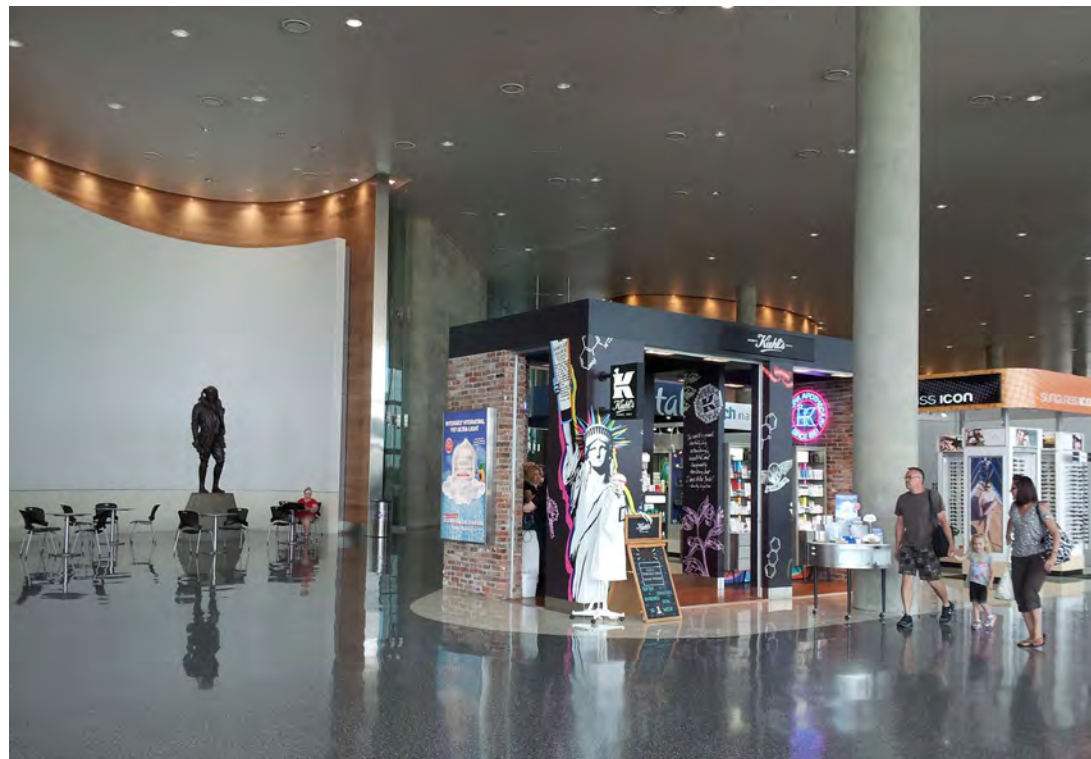
Images of Airside C which is flooded with natural light, has expansive volume throughout and easy access to all venues.



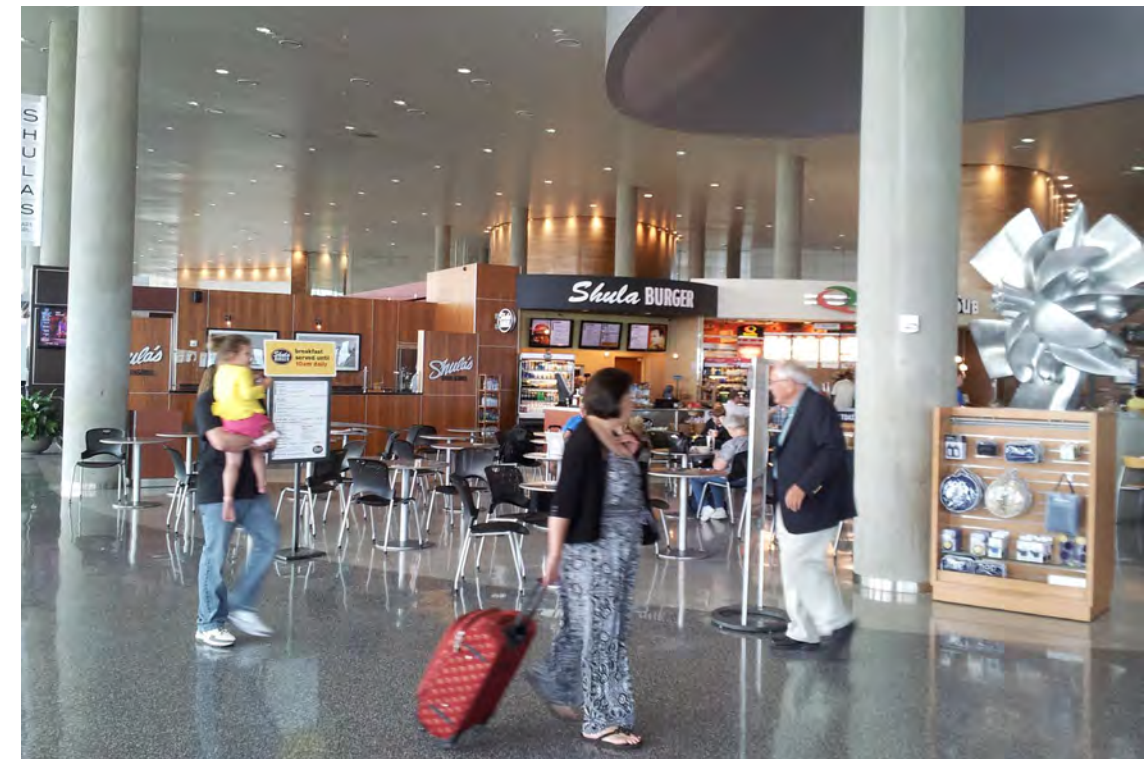
Central retail zone opposite TSA SSCP:  
Art work will be moved away from the concessionaire stores to assure greater visibility of the concessionaire merchandise and identity zone.



North Food Court zone:  
The ceiling form defines the food court space with natural light. New concessionaire stores revolve around this.



Central Bar & Restaurant:  
This lease space has the highest physical volume and has great visibility from three vantage points.



North Food Court zone looking south:  
The retail spaces will be allowed to extend into the dark grey terrazzo zone per the LOD's. The LOD floor limit cannot be exceeded.



## 2. BUILDING CONDITIONS

Concessions venues from other airport facilities with bold forms and colors which work with well lit spaces and expansive ceiling heights. Each relate to a open approach, clean lines and minimal attitude which is Modern Tampa.



Manchester, UK:  
Refreshing Restaurant



Minneapolis/ St Paul:  
Floating Noodle Bar



SFO T2:  
Local brands open market



Toronto Pearson T1:  
Floating Branded Coffee



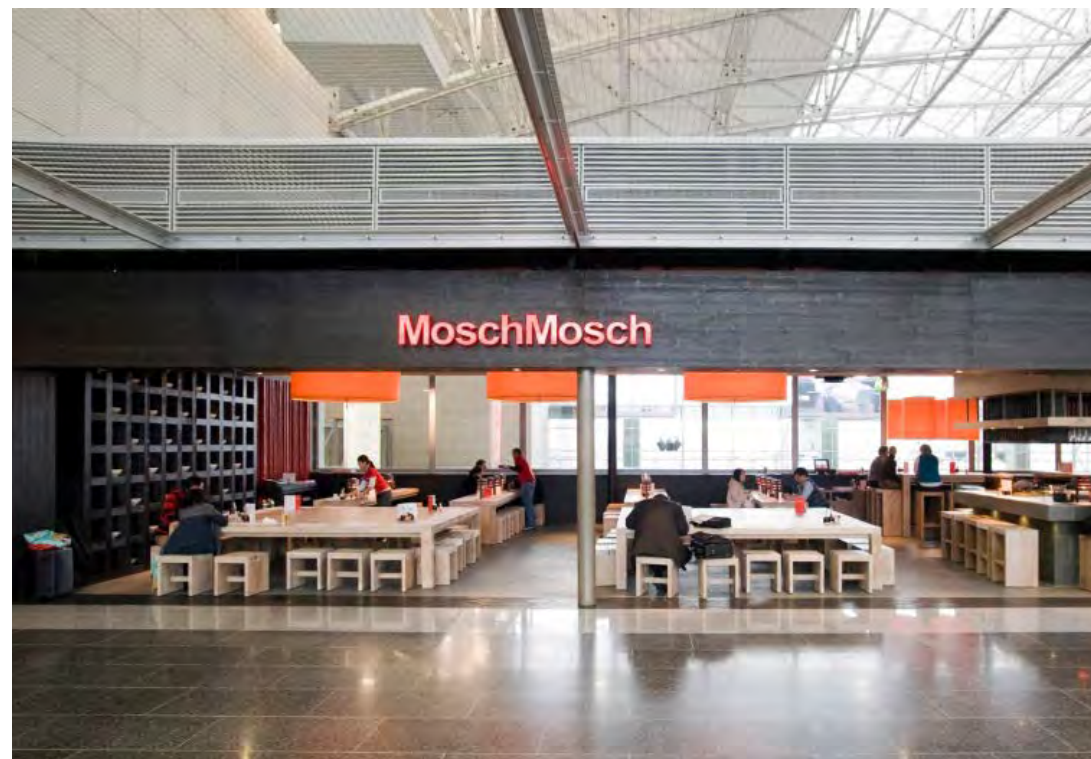
## 2. BUILDING CONDITIONS



Philadelphia:  
Wine store and bar, with splash of color



Schiphol:  
Dramatic textured display which becomes the signage in a lofty space



Frankfurt:  
Bold spots of color in a neutral environment go a long way.



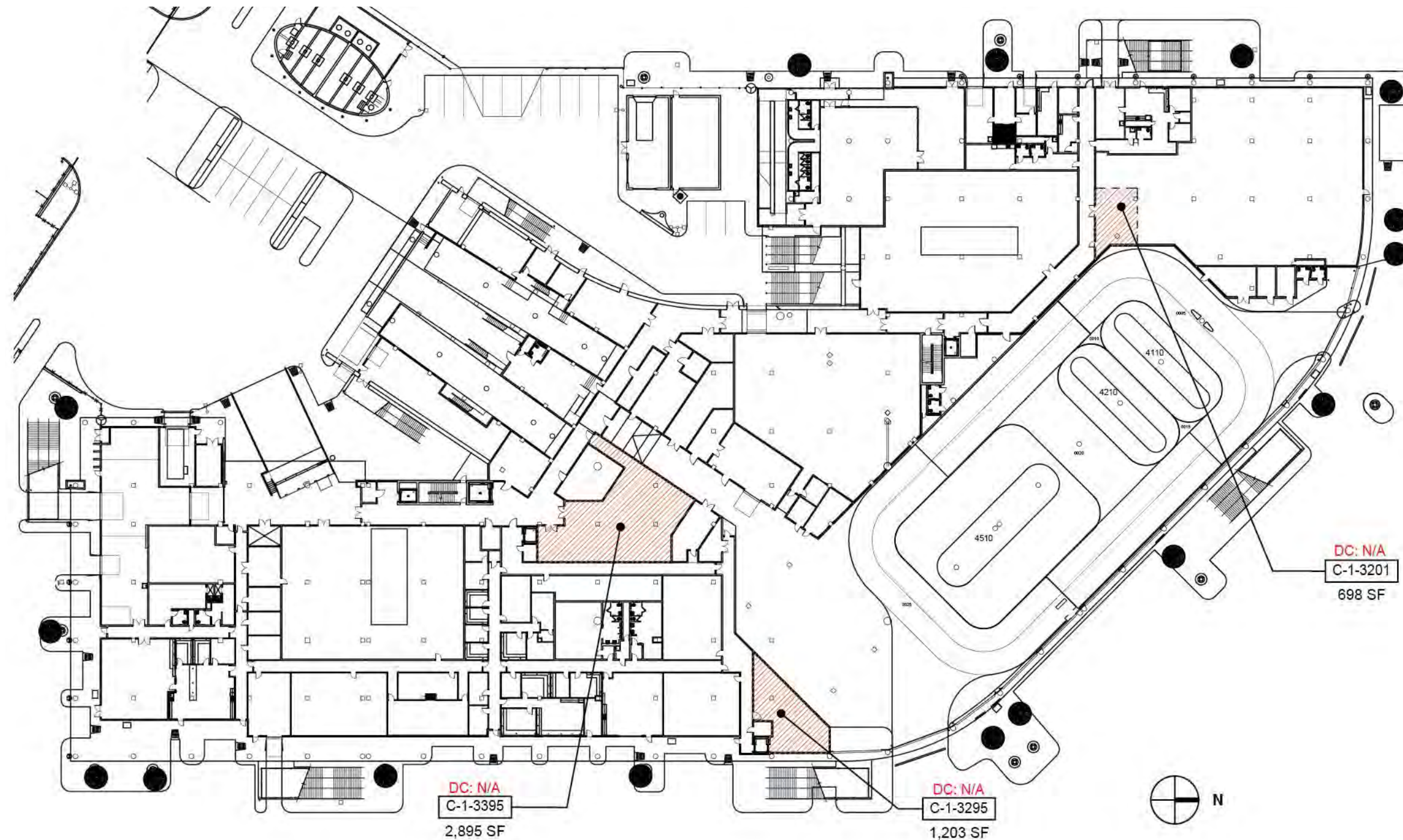
Schiphol:  
Identity with literal canopy of color



## 2. BUILDING CONDITIONS

### 2.4.4 Space Plans – Airside C

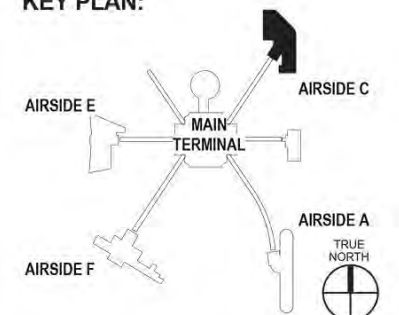
#### 2.4.4.1 Ramp Level Plan – Airside C



#### LEGEND

- CONCESSION SUPPORT STORAGE SPACE
- DC: X-XX** DESIGN CONDITION - SEE SECTION 2.4

#### KEY PLAN:



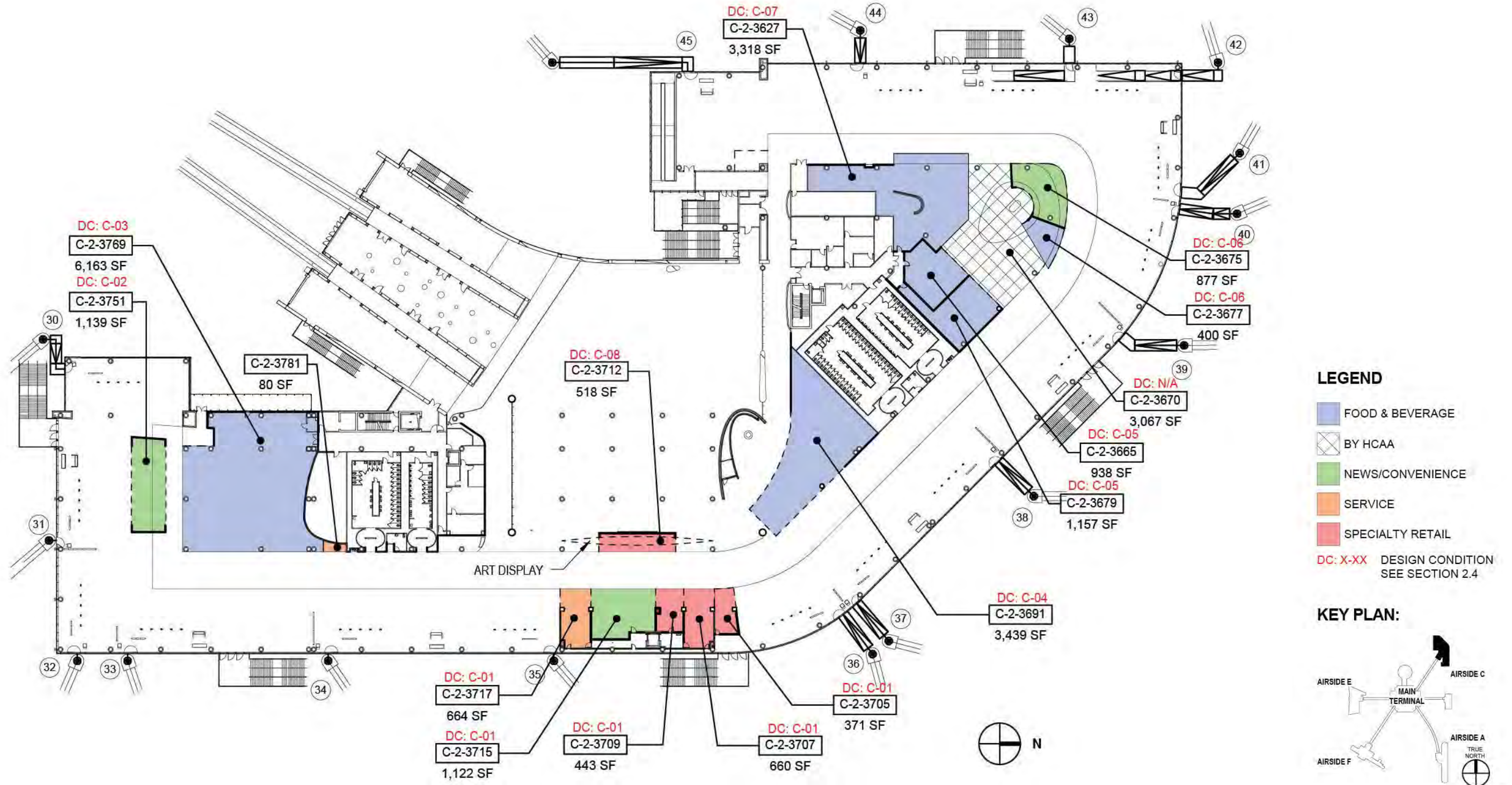


## 2. BUILDING CONDITIONS

### 2.4.2.2 Boarding Level Plan – Airside C

General notes on how to maintain the modern characteristics of this airside include:

- Columns are to float in the space as much as possible
- No signage is to be secured to any columns
- Floating venues DC:02 and DC:06 are to permit views to gate lounges from the food court and general circulation zones.

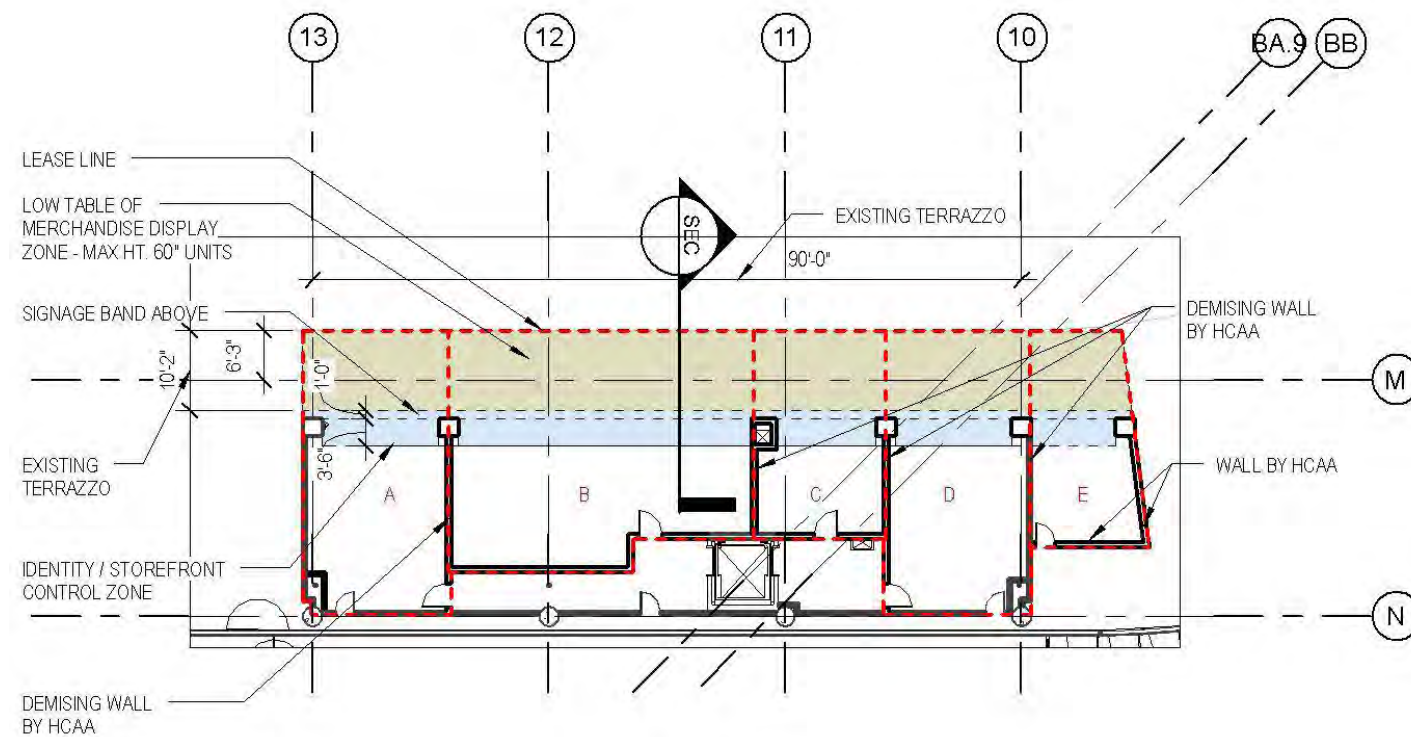




## 2. BUILDING CONDITIONS



### 2.4.5.1 DESIGN CONDITION C-01:

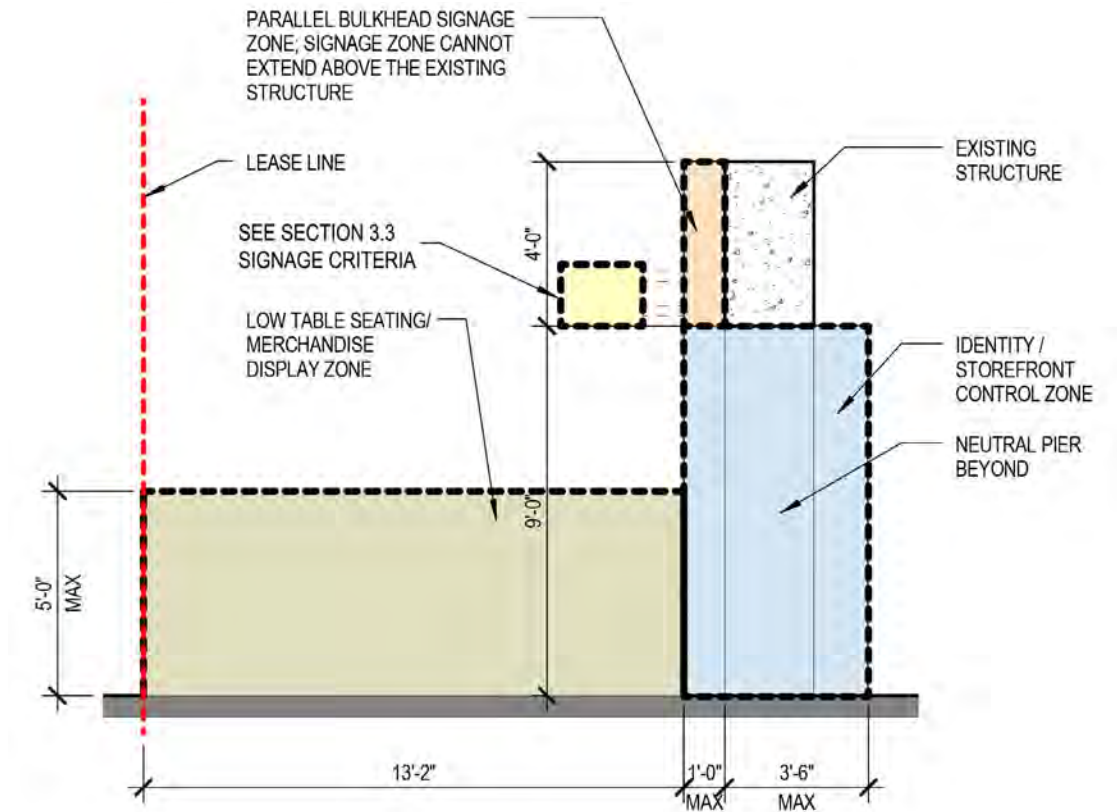
Located in the center of Airside C just beyond the TSA security zone these spaces are accessible to all passengers. Hanging Sculptural Art work will be relocated to provide better visibility for identity and signage. The specific space shown for Design Condition C-01 is C-2-3705. Stores B, C, D can be a single vendor. The floor area shown as low display is existing terrazzo for spaces A, B, C, D and we encourage the continued use of same. If change is needed in this area approval is needed. The area colored as low zone will be allowed here to have some merchandizing units 60" high.



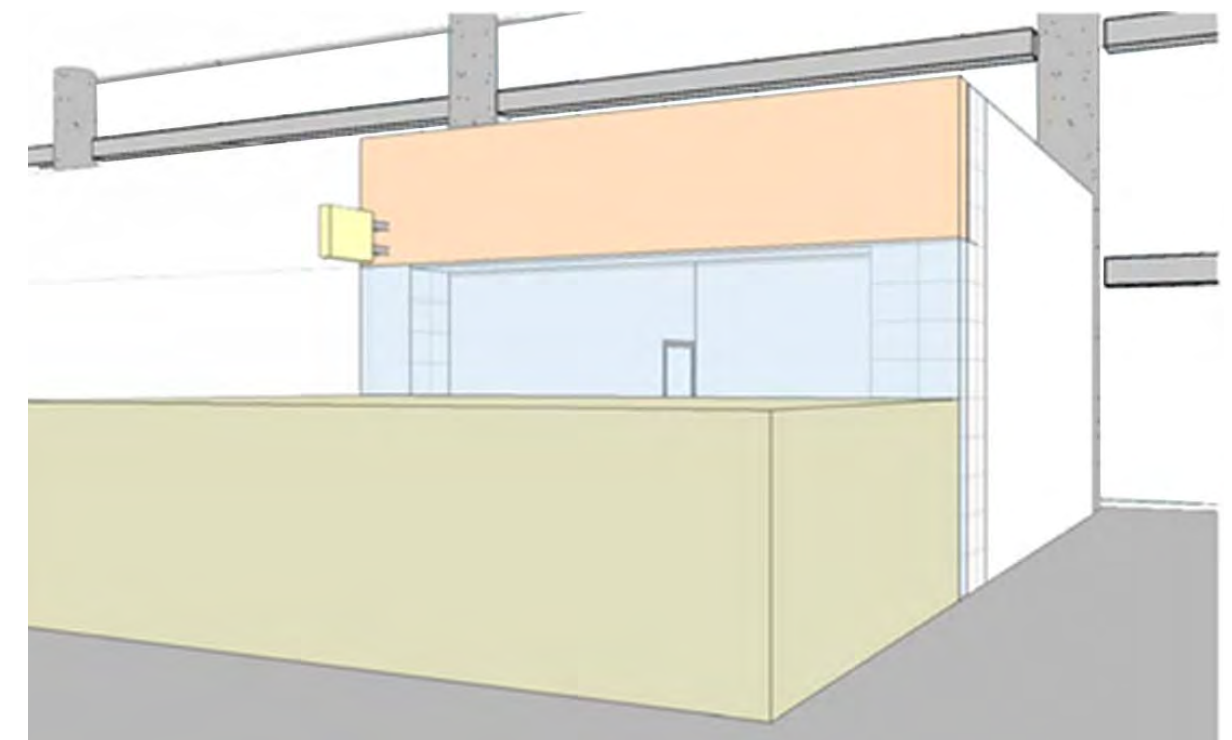
DC C-01 FLOOR PLAN

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC C-01 SECTION



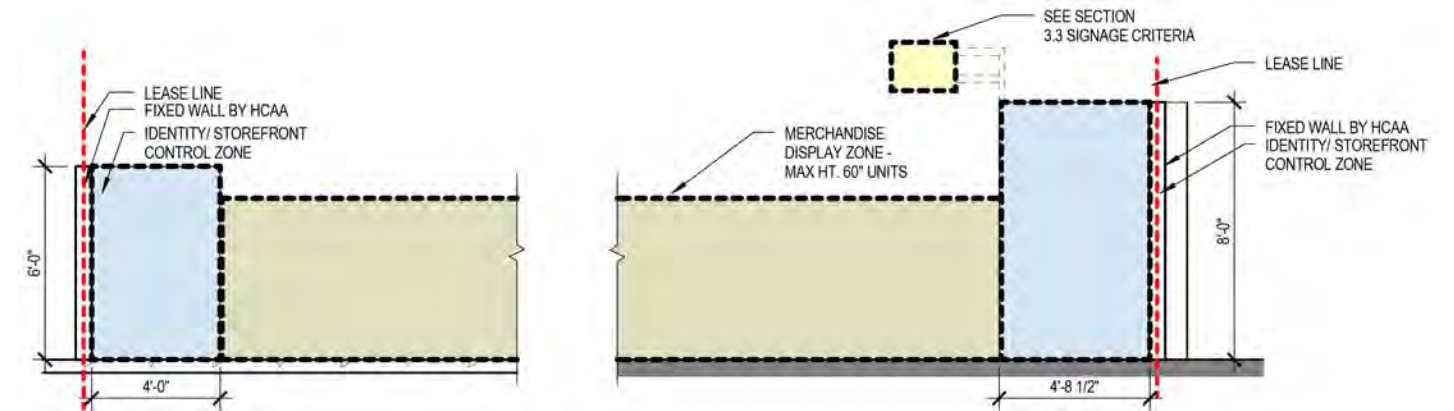
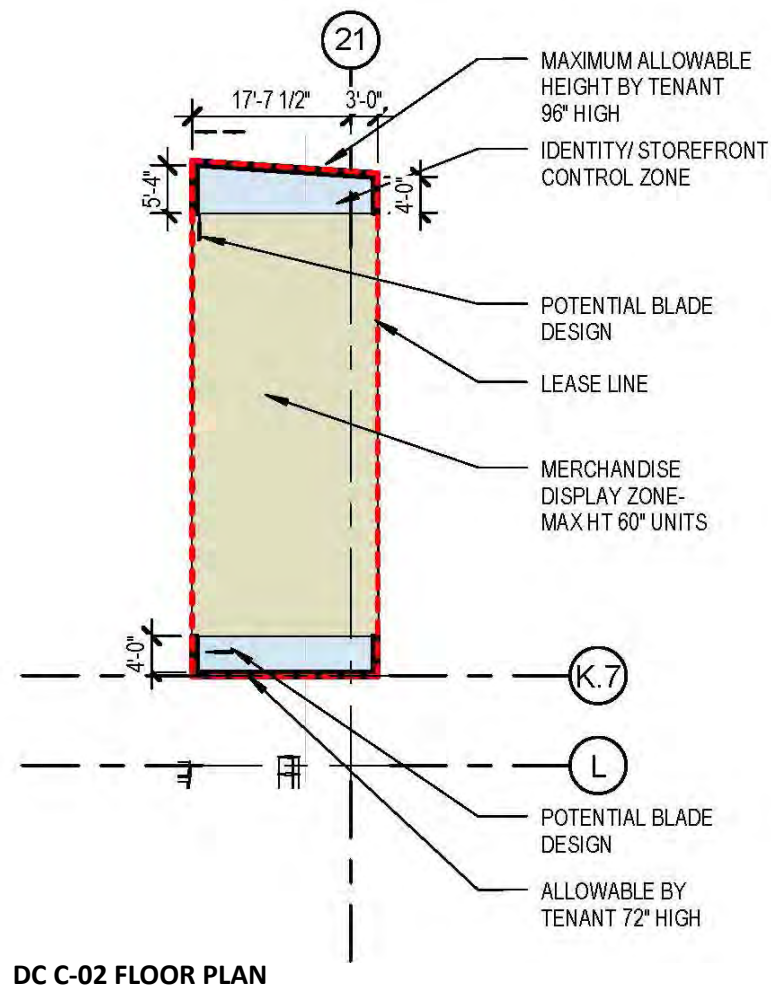
DC C-01 3D VIEW



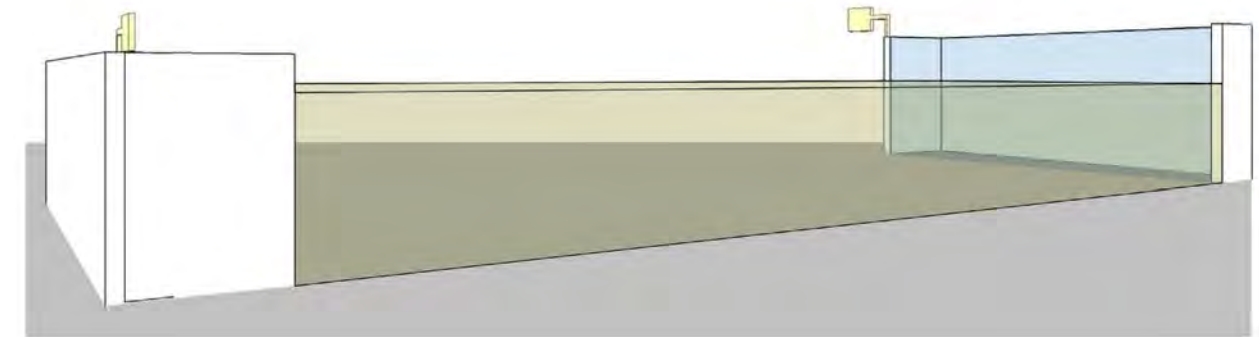
## 2. BUILDING CONDITIONS

### 2.4.5.2 DESIGN CONDITION C-02:

Located at the south zone of Airside C the space illustrated is C-2-3751 and this space is to remain predominately open. The visibility of the gate podiums and their signage cannot be blocked from the general circulation path. The wall shown at 8'-0" is for location of taller displays or coolers. The concessionaire will be fully responsible for this space except for utilities provided by HCAA. A floating floor must be used over the terrazzo zone, but the carpet will be removed by HCAA in preparation for new flooring by the concessionaire. Blade signage is optional, see section 3.3 Signage for further guidelines.



DC C-02 SECTION



DC C-02 3D VIEW

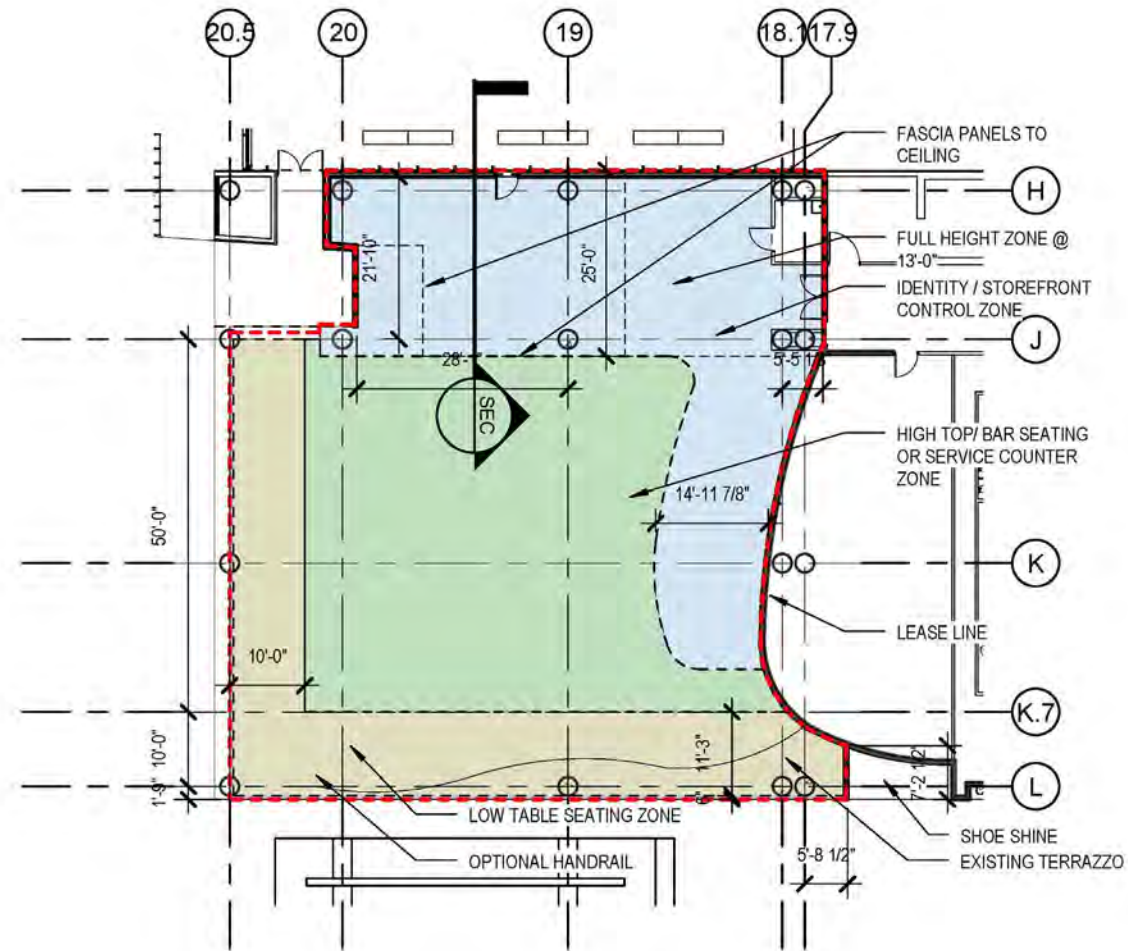
### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL

## 2. BUILDING CONDITIONS

### 2.4.5.3 DESIGN CONDITION C-03:

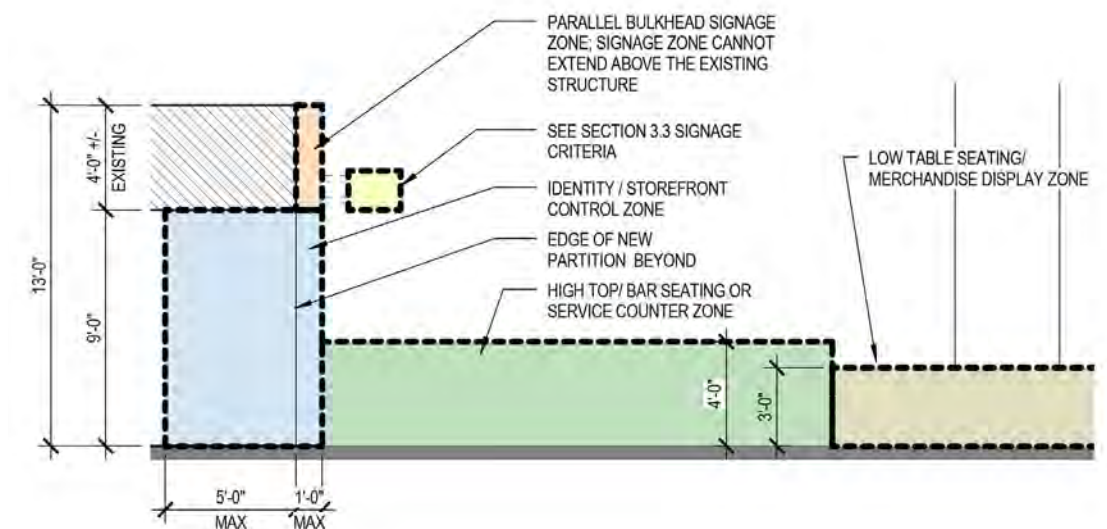
Located in the south zone of Airside C this space is to remain open along the circulation paths allowing views through the concessions area to the gate lounges. The space number illustrated below is C-2-3769. Due to congestion in this area and the addition of other concessions to the south seating will not be allowed to extend beyond the lease line shown. The high zone has been extended beyond the existing metal panels at the ceiling to allow greater concessions flexibility, but no construction or signage is to extend above 13'-0" aff.



DC C-03 FLOOR PLAN

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



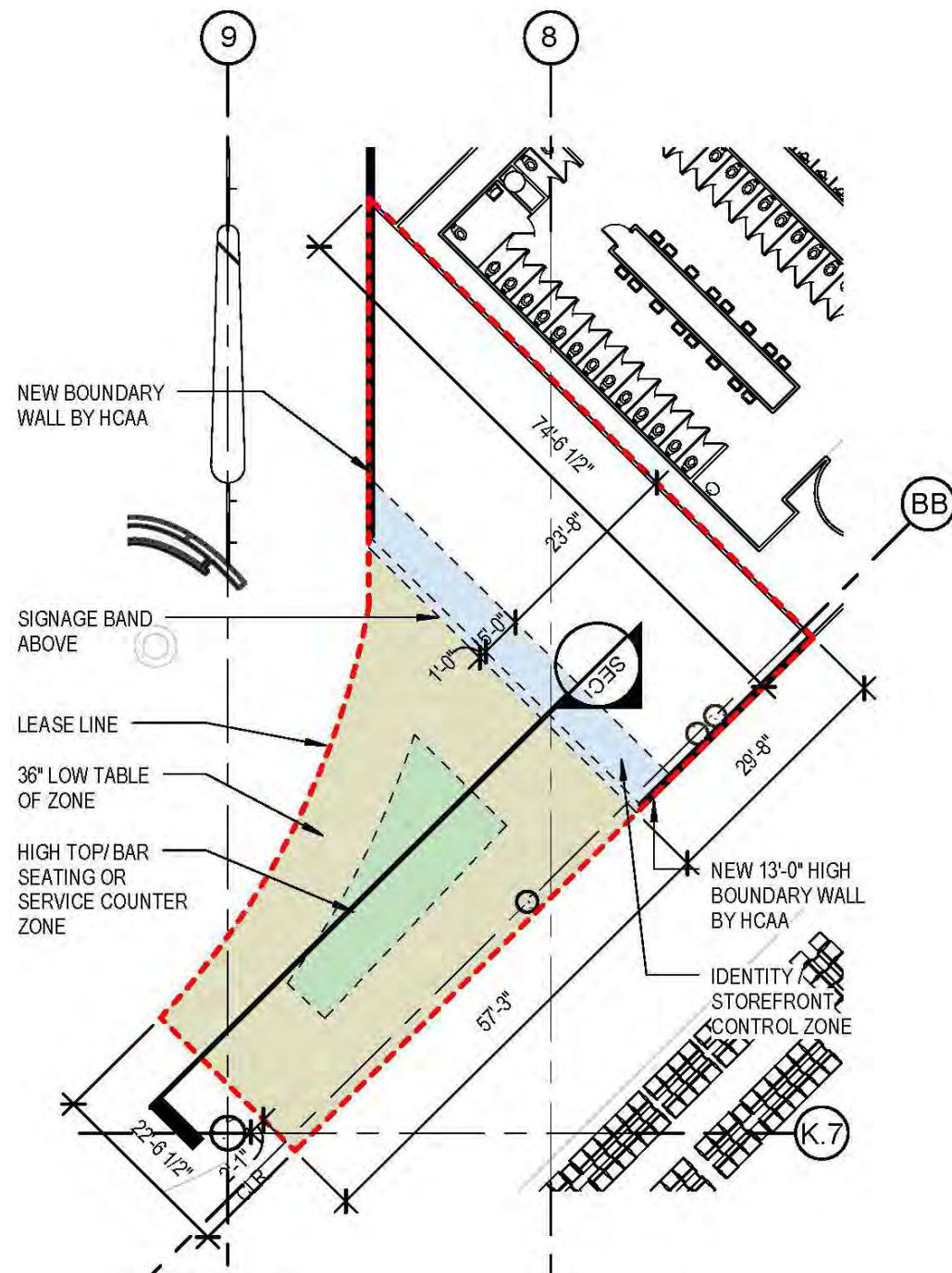
DC C-03 SECTION



## 2. BUILDING CONDITIONS

### 2.4.5.4 DESIGN CONDITION C-04:

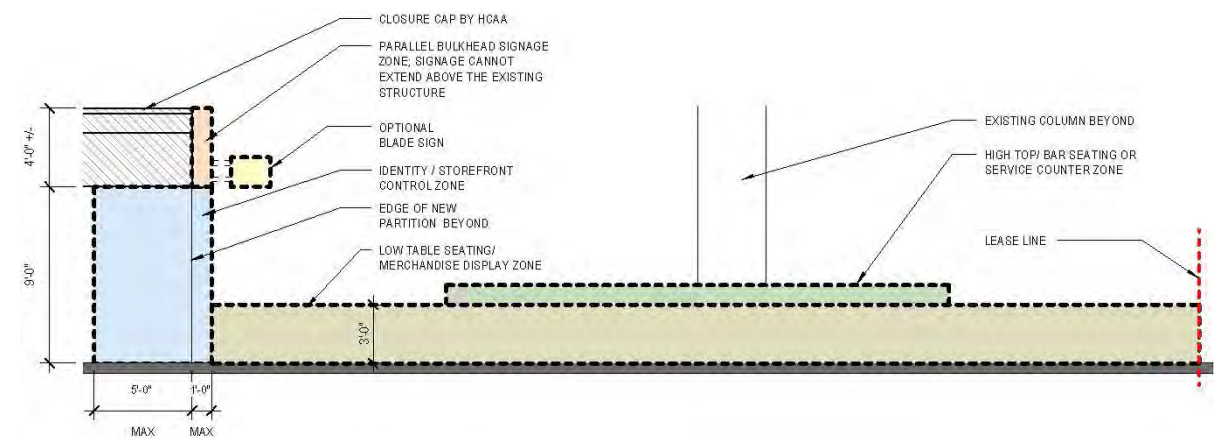
Located at the near center of Airside C this space, C-2-3691, holds great potential. New perimeter walls define the back of house zone. The remaining space is visually and physically accessible on three sides. The existing terrazzo will be removed in the back of house zone by HCAA. The terrazzo in the open area is to remain, or a floor can be floated over it by the tenant. No signage is permitted on the building columns. See section 3.3 Signage for further guidelines.



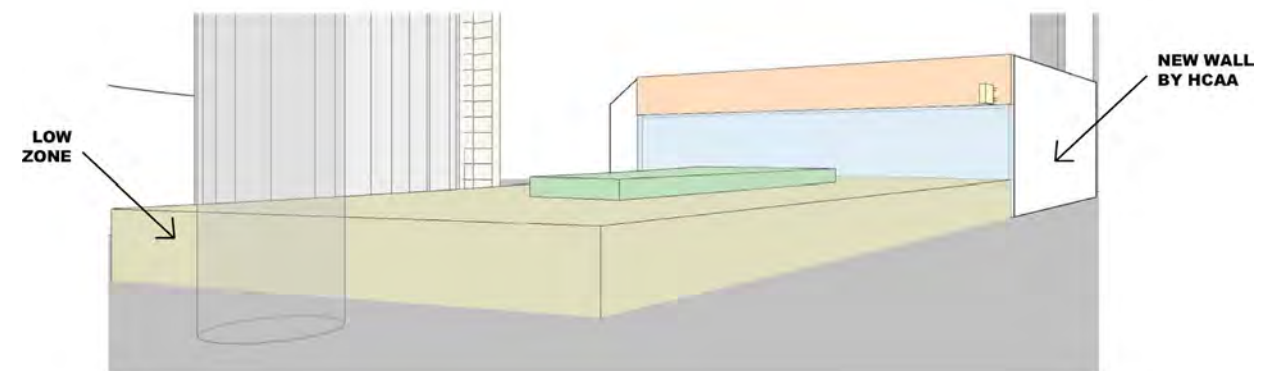
DC C-04 FLOOR PLAN

### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL



DC C-04 SECTION

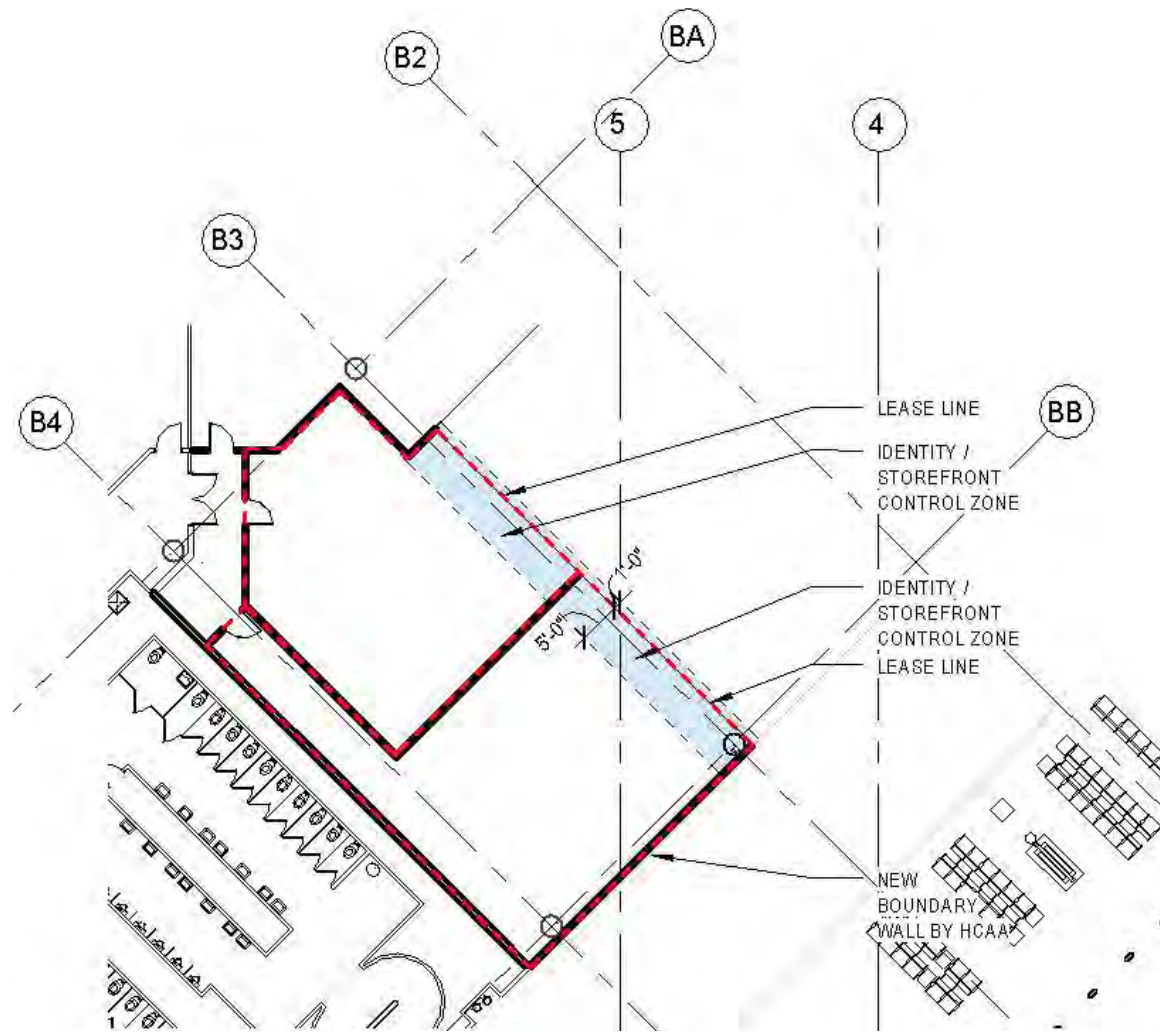


DC C-04 3D VIEW

## 2. BUILDING CONDITIONS

### 2.4.5.5 DESIGN CONDITION C-05:

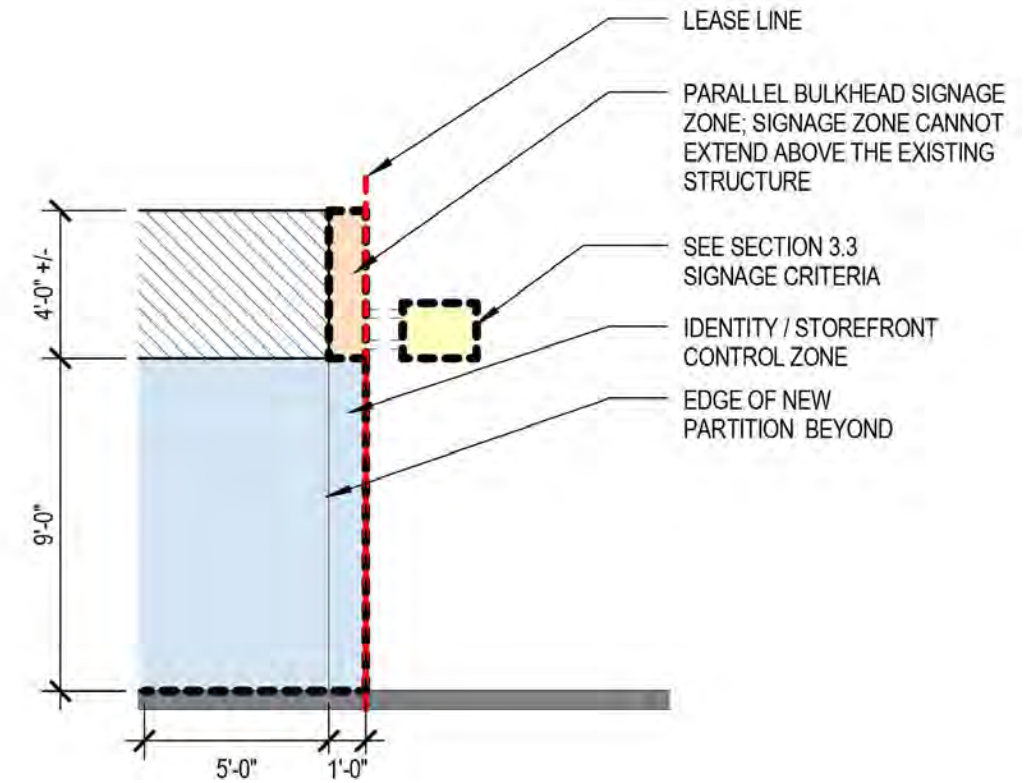
Located in the northwest segment of Airside C and identified as C-2-3665 and 3679, these spaces are open to the food court. Views to the gate lounges will be somewhat restricted by spaces C-2-3675 and 3677. The sign band should be held consistent to 13'-0" AFF to align with the existing top of the white clad walls. Signage is not permitted to be mounted to the building columns. See section 3.3 Signage for further guidelines.



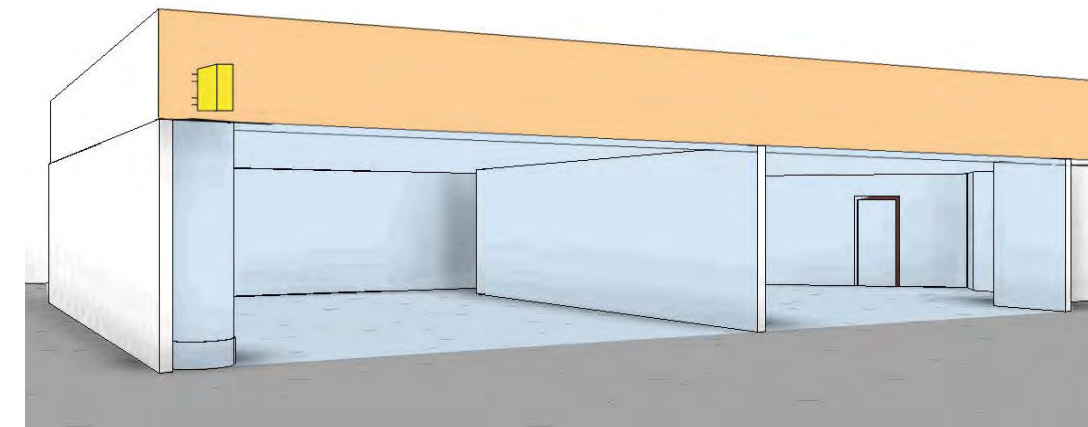
DC C-05 FLOOR PLAN

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC C-05 SECTION



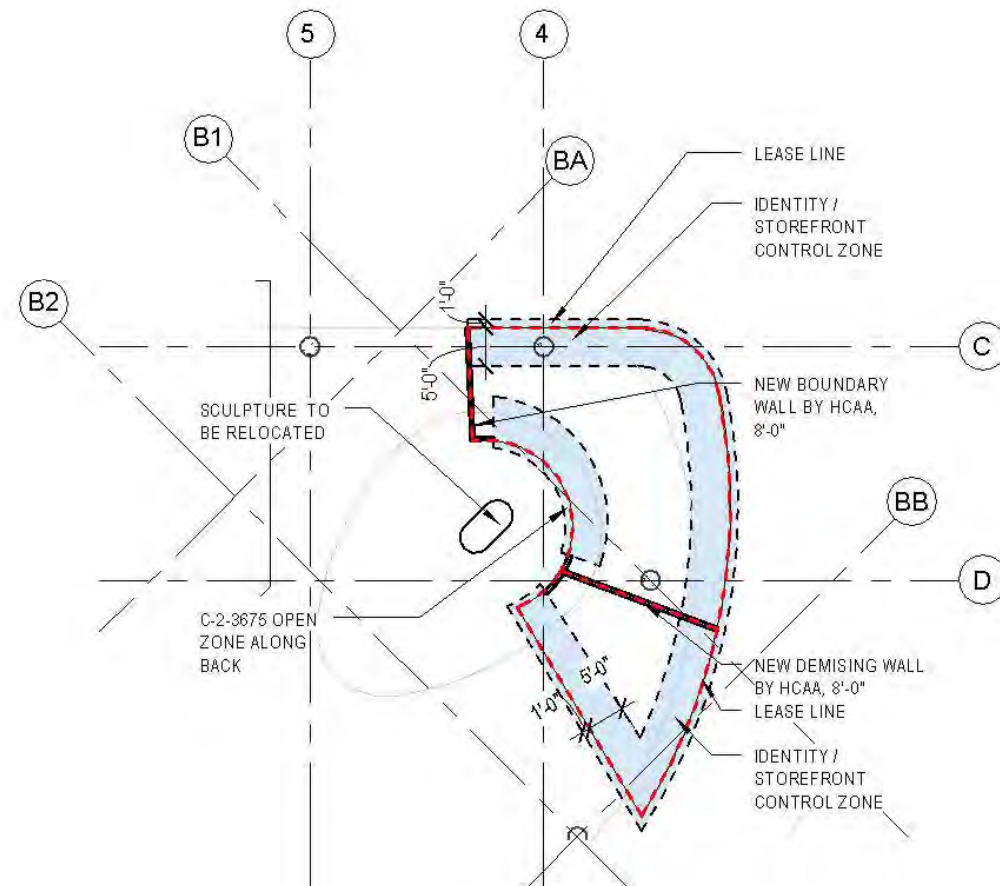
DC C-05 3D VIEW



## 2. BUILDING CONDITIONS

### 2.4.5.6 DESIGN CONDITION C-06:

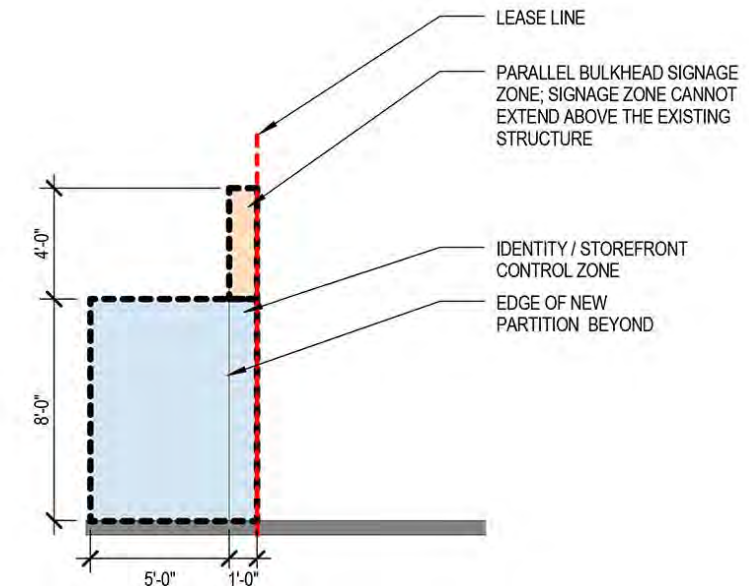
Located in northwest knuckle of the circulation zone these two spaces, C-2-3675 and C-2-3677 have maximum exposure along the concourse. Both spaces are open to the food court and the concourse. The terrazzo flooring will be removed by HCAA for Space C-2-3677 adjacent the food court but not in the zone which extends into the concourse. Terrazzo flooring will not be removed for C-2-3675. Only signage is permitted above 8 ft and must be mounted to the display store. Signage is not permitted to be mounted to the building columns. See section 3.3 Signage for further guidelines.



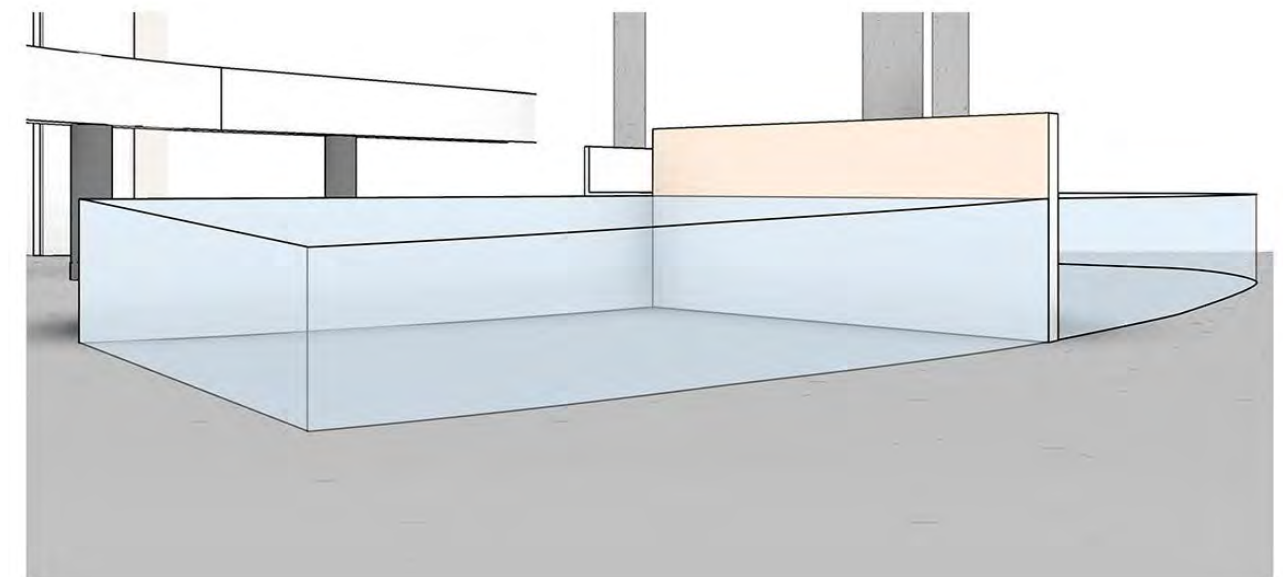
DC C-06 FLOOR PLAN

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC C-06 SECTION

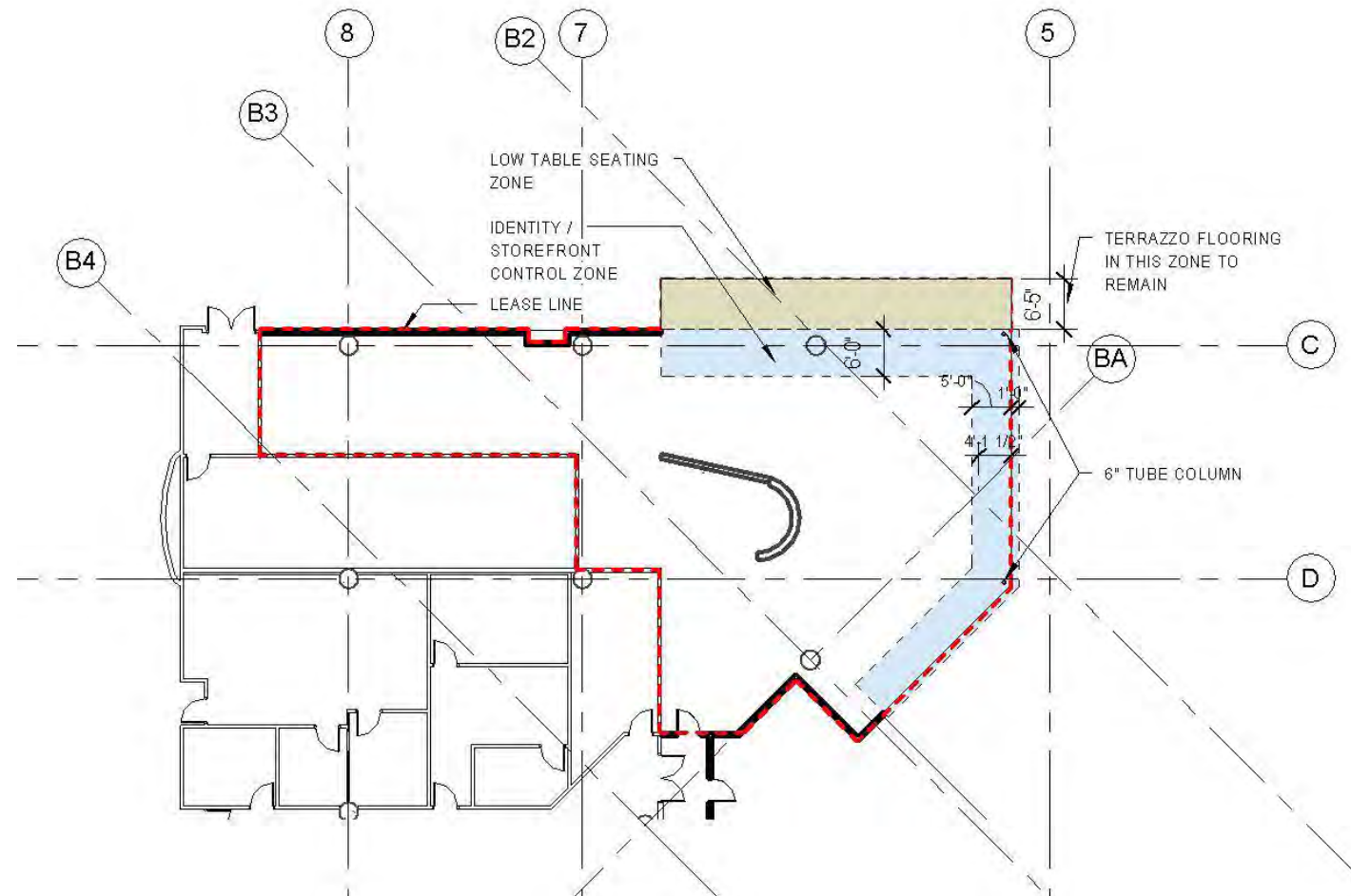


DC C-06 3D VIEW

## 2. BUILDING CONDITIONS

### 2.4.5.7 DESIGN CONDITION C-07:

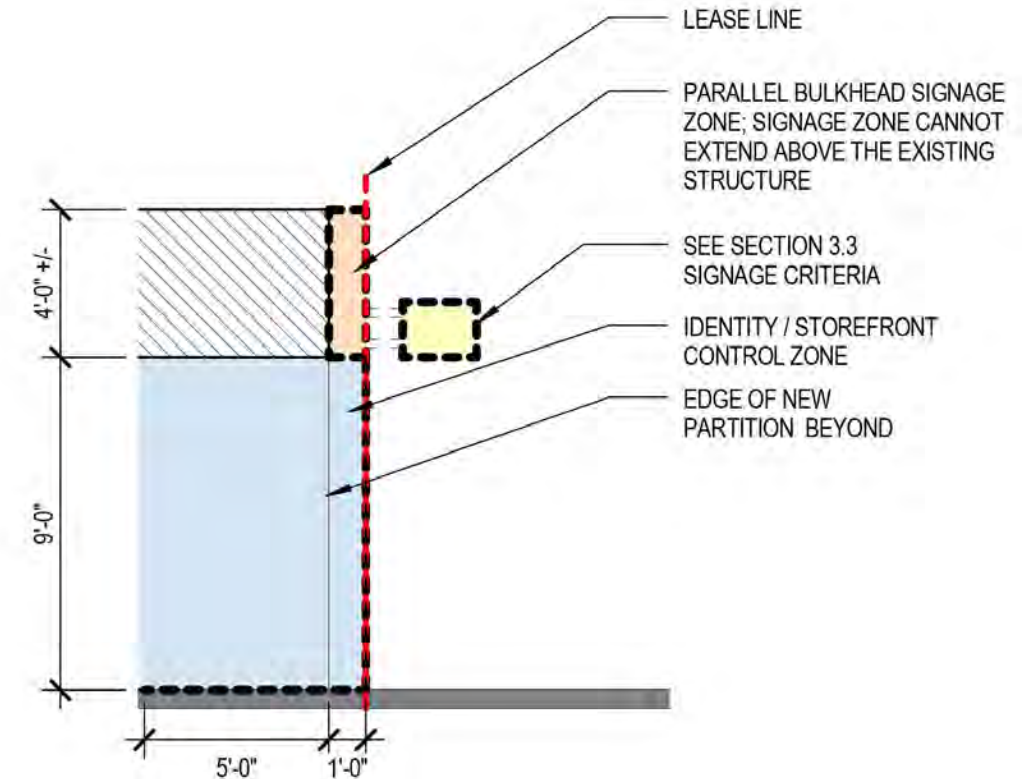
Located in the northwest segment of Airside C and identified as C-2-3627, this space is accessible along the concourse and through the food court. The tenant space extends into the concourse on one side. Tenant provided flooring is permitted inside the lease line and inboard of the concourse proper. The existing terrazzo flooring inside the lease line will be removed by HCAA for new tenant flooring. No terrazzo flooring will be removed in the zone which extends into the concourse proper. The tenant can build in front of the curved wood clad wall, but the wall is to remain. Storefront height is limited to the existing 13'. Signage is not permitted to be mounted to the building columns. See section 3.3 Signage for further guidelines.



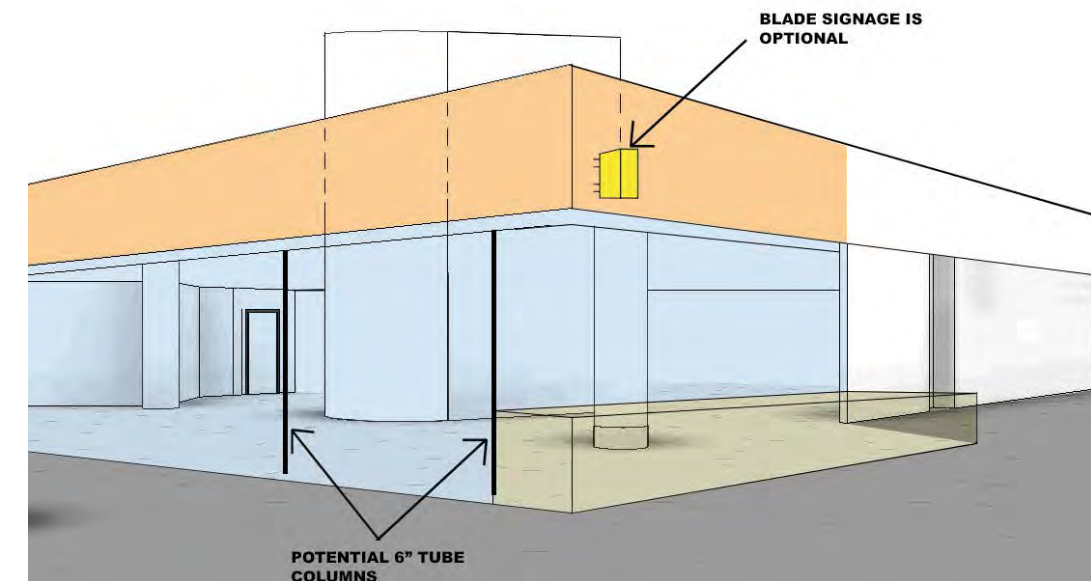
DC C-07 FLOOR PLAN

#### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC C-07 SECTION



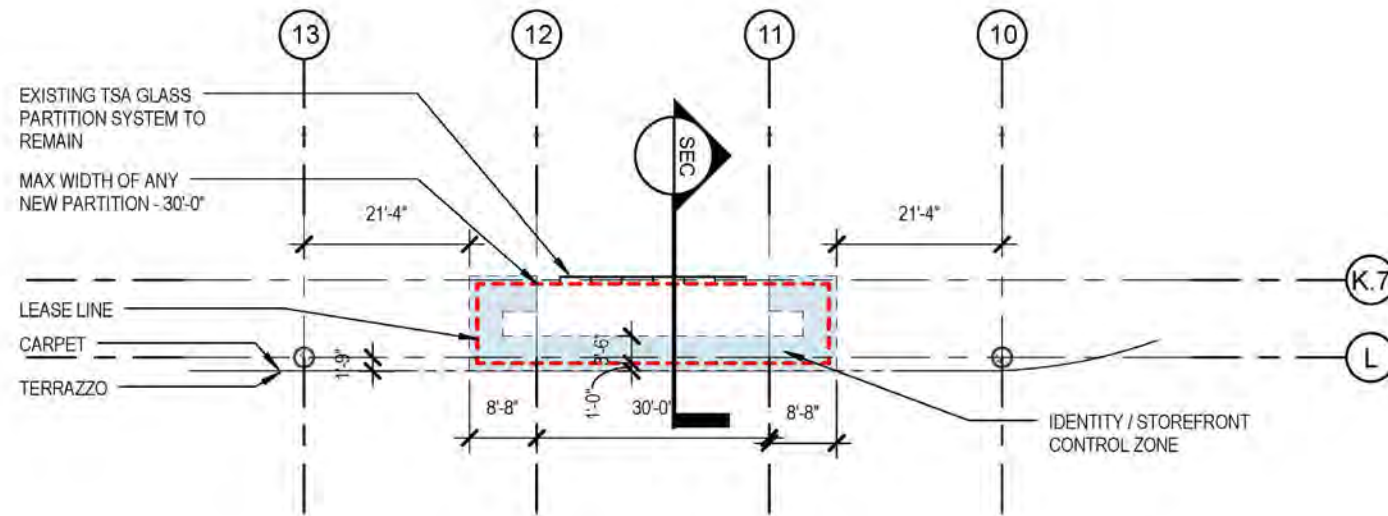
DC C-07 3D VIEW



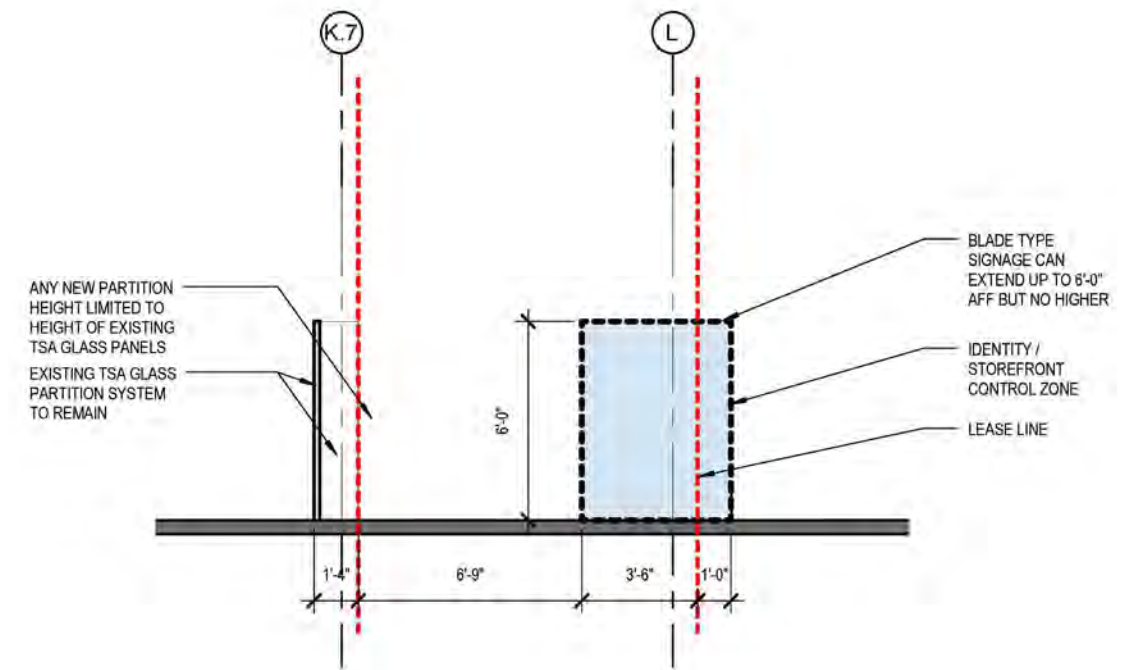
## 2. BUILDING CONDITIONS

### 2.4.5.8 DESIGN CONDITION C-08:

Located in the center of Airside C just beyond the TSA security zone C-2-3712 is accessible to all passengers. With potentially 100 % of all passengers in this area, the limits of the lease line must be strictly maintained. Height limitations will be as shown. HCAA will remove the carpet in this area ready for tenant flooring.



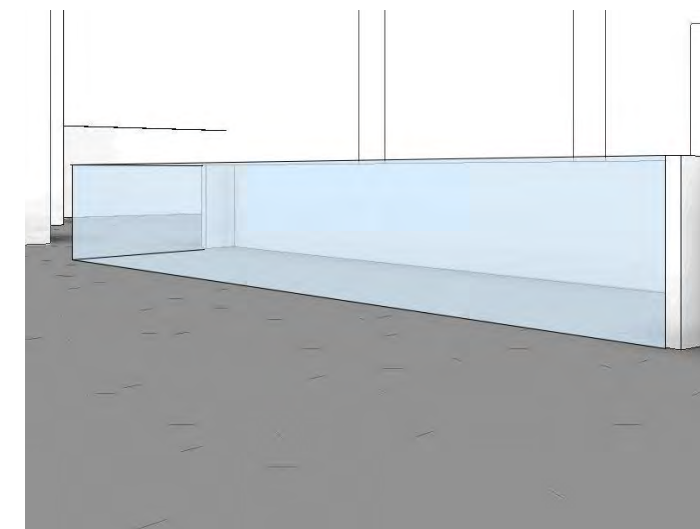
DC C-08 FLOOR PLAN



DC C-08 SECTION

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC C-08 3D VIEW

## 2. BUILDING CONDITIONS

### Introduction to Airside E

Completed in the 2004, this Airside had significant airside imposed restrictions yielding acute angles for the interior corner conditions. With the combination of many wall and ceiling details, warm wall colors, historic WWII art, room-like proportions in many areas and patterned tile floors we consider this the expression of **Historic Tampa**.

Concessions venues which play to these warm tones, whether light, midtone or dark, will work well here with pops of color. Signage bands will be allowed to fully cover the current stainless steel bands but will not be permitted to protrude into the Historic Art zone – which is the area above the stainless steel bands. There are a number of new concessions venues which will provide an integrated level of offer to each gate lounge and will assist HCAA in furthering this unique historic side of Tampa while providing the latest in airport accommodations.

HCAA will be providing new flooring and seating in the central food court area opposite the TSA security checkpoint. As part of HCAA's program for Airside Functional Improvements new locations are being developed for green zones, high top desks and lounge seating to reinforce the current overall characteristics. We hope each tenant will keep **Historic Tampa** in mind as you design your unit.

In the pages ahead you will note three groupings of images. The first are images of Tampa which exemplify the Historic aspects of the Tampa Bay region. Next are images of Airside E as it currently exists. The final grouping are tenant unit images from other airports which could be envisioned to promote these characteristics of Tampa. All images are here for reference in hopes that they will inspire you to be creative in your unit development and the products as they relate to the unique aspects of the Tampa Bay region and Tampa International Airport.

### 2.4.6 Design Condition Airside E

#### General Notes:

1. Refer to lease outline drawings (LOD) for specific dimensional area information.
2. MEP/FP and structure not shown. Field verify base building conditions prior to any design or construction.
3. For listing of items provided by the Authority as base building and items required by the tenant, see the **SECTION 10.1 – Provisions Summary – Airside E**.
4. For listing of Authority provided utility services, see the **SECTION 10.2 Authority Responsibility Matrix – Airside E**.
5. For listing of specific utility services for the concession spaces, see the **SECTION 10.3 Concessions Services Matrix – Airside E**.

For storefront, display, flooring, ceiling, door, entrance, walls, kitchen, signage, lighting, and other MEP/FP requirements, see **SECTION 3 – DESIGN CRITERIA**.





## 2. BUILDING CONDITIONS

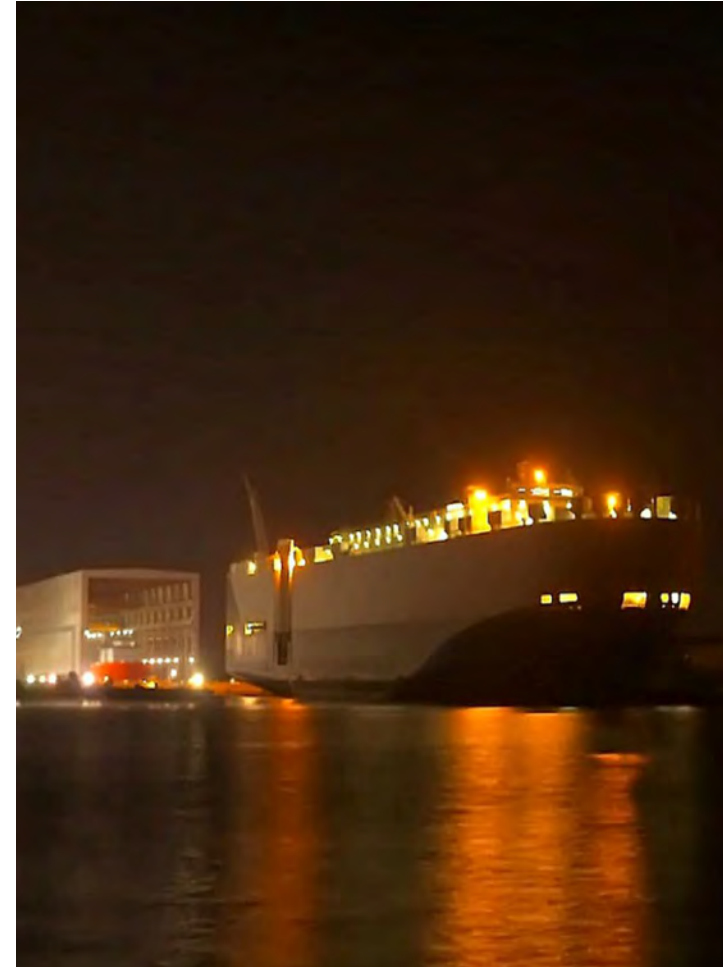
Examples of Historic Tampa from the late 19th century, when phosphate was discovered, Henry Plant brought the railroad, Ybor City and the cigar industry flourished, and the Tampa Bay hotel was constructed. The hotel built by Henry Plant was purchased in 1905 by the City of Tampa and used for community events, and was reopened in 1933 as the University of Tampa. Since 1904 the city has staged the Gasparilla Pirate Festival. A modestly short history but full of unique features seem to be nested into the detailed corners of Airside E and give Tampa visitors a slight glimpse into the past.



Cigar factories



Historic Restaurant



Port of Tampa



Gasparilla Festival



## 2. BUILDING CONDITIONS



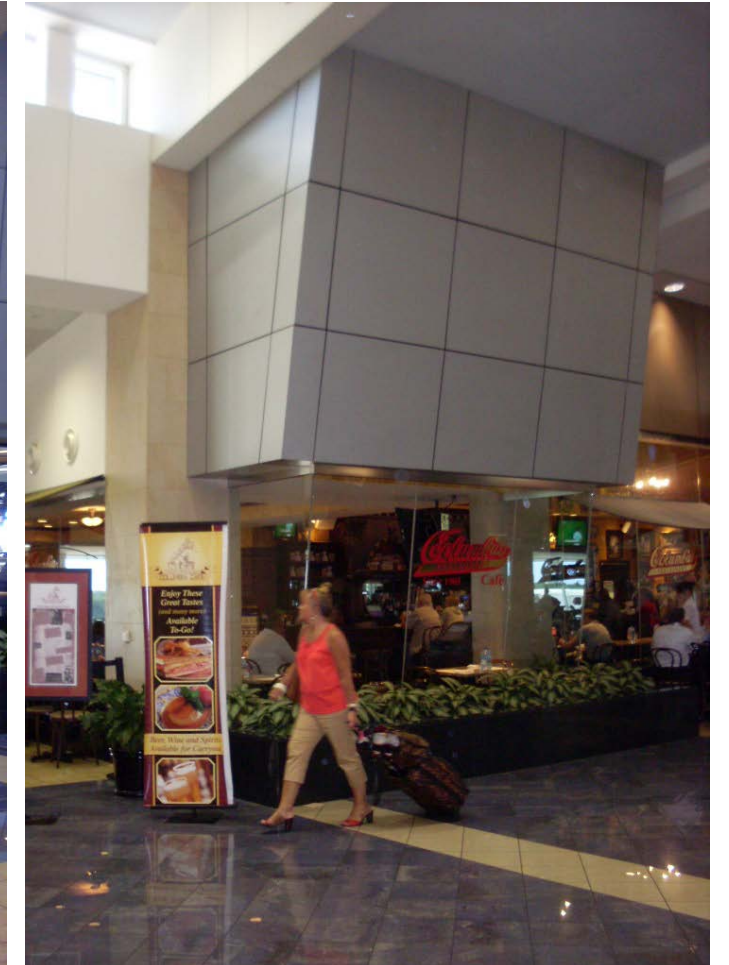
**Central zone looking southwest:**  
This is a typical ceiling condition where the ceilings align with the column bays forming room size zones for each gate lounge.



**Central zone looking southeast:**  
The existing flooring forms a multi-patterned vocabulary with consistent colors of sand and sky. Historic WWII art is displayed within the column/room zones.



**South end food venue:**  
Multiple expressions of historic Tampa in tile pattern and color, details of columns and ceilings, forms like the brow of ships. All colors are darker and muted.



**North end /food venue:**  
Built in Planter areas will be removed to provide more tenant space. In the public realm darker neutral wall colors abound and a variety of colors make up the floor plane. All harkening days from Tampa's history.



## 2. BUILDING CONDITIONS



Copenhagen:  
Food venue with  
darker moody  
feel



LAX:  
Branded  
Coffee



Copenhagen:  
space formed  
via minimal  
definition  
but yielding  
closure



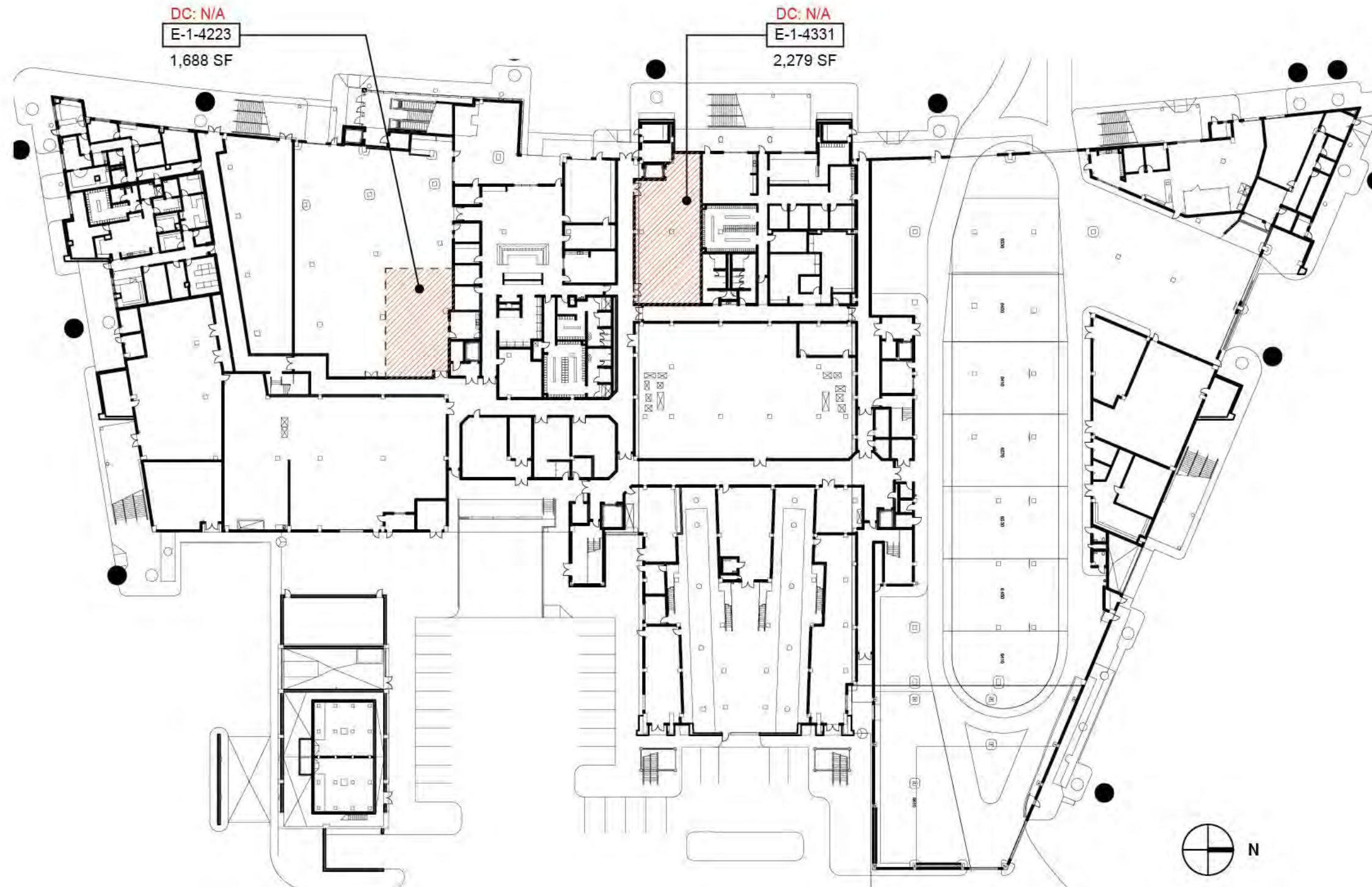
Gatwick:  
Restaurant  
and Bar with  
detail and  
texture




## 2. BUILDING CONDITIONS

### 2.4.6 Space Plans – Airside E

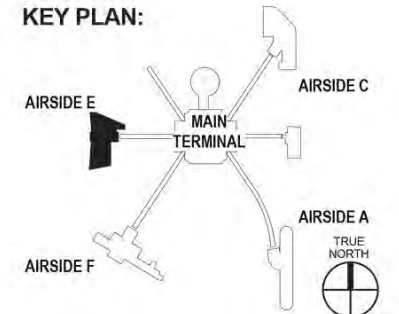
#### 2.4.6.1 Ramp Level Plan – Airside E



#### LEGEND

-  CONCESSION SUPPORT STORAGE SPACE
- DC: X-XX** DESIGN CONDITION - SEE SECTION 2.4

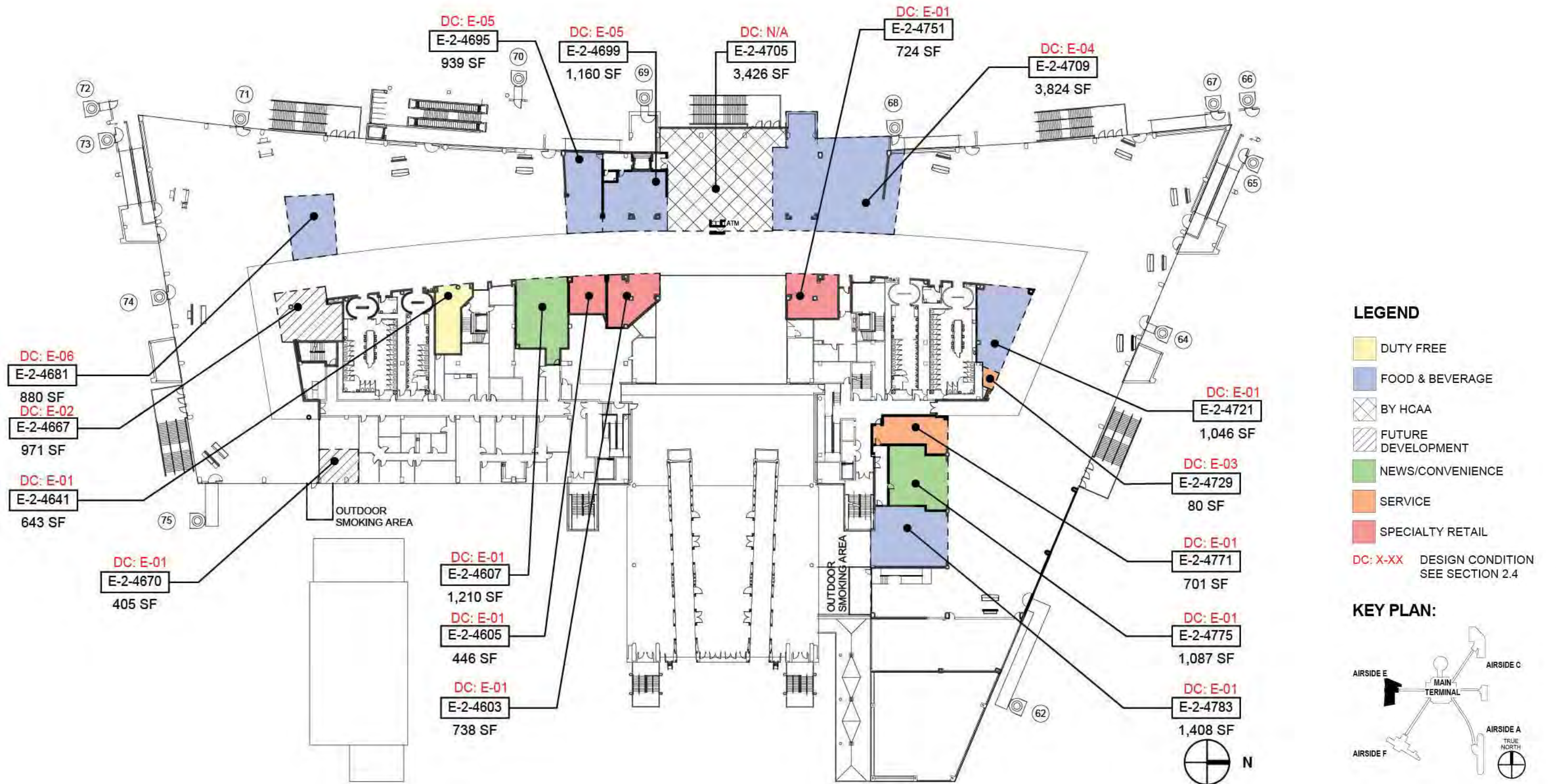
#### KEY PLAN:





## 2. BUILDING CONDITIONS

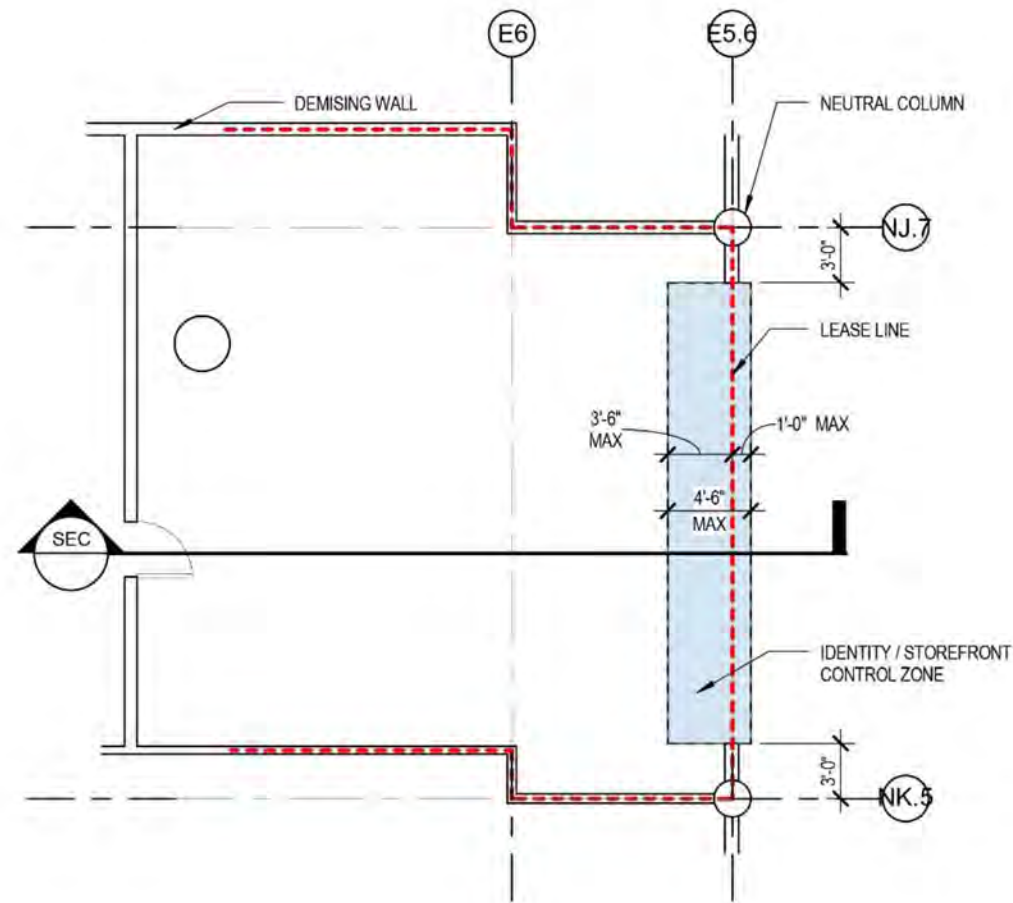
### 2.4.6.2 Boarding Level Plan – Airside E



## 2. BUILDING CONDITIONS





### 2.4.7.1 DESIGN CONDITION E-01:

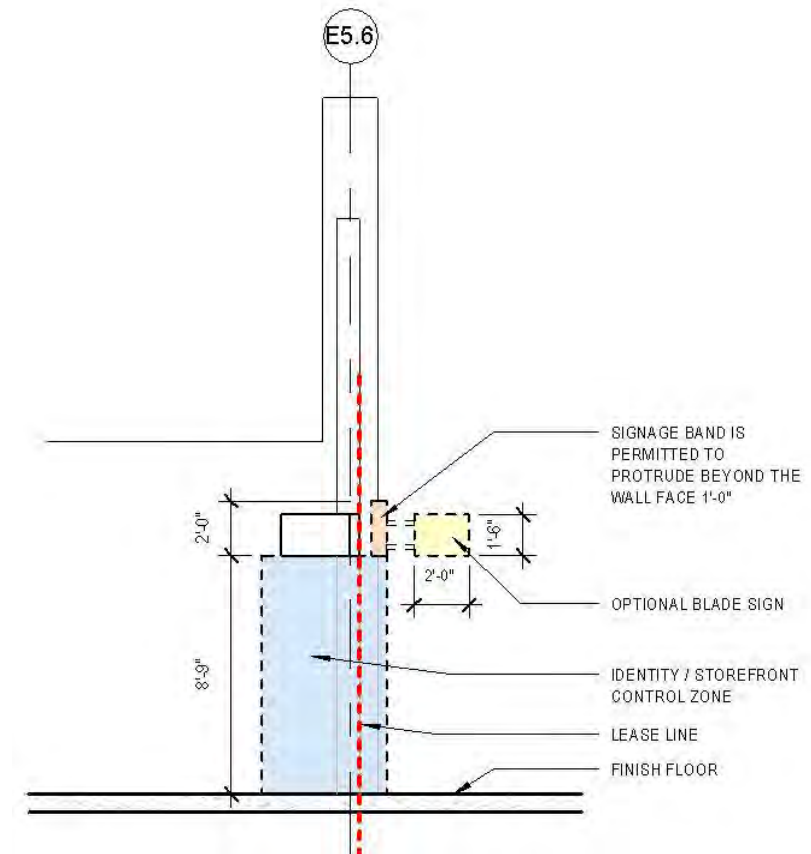
Located throughout Airside E. These spaces are intended to be inside an enclosed area with the bulkhead/soffit complimenting the main wall finish of the Airside. The space illustrated below is E-2-4775. Blade signs are optional. See section 3.3 Signage for further guidelines



DC E-01 FLOOR PLAN

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC E-01 SECTION



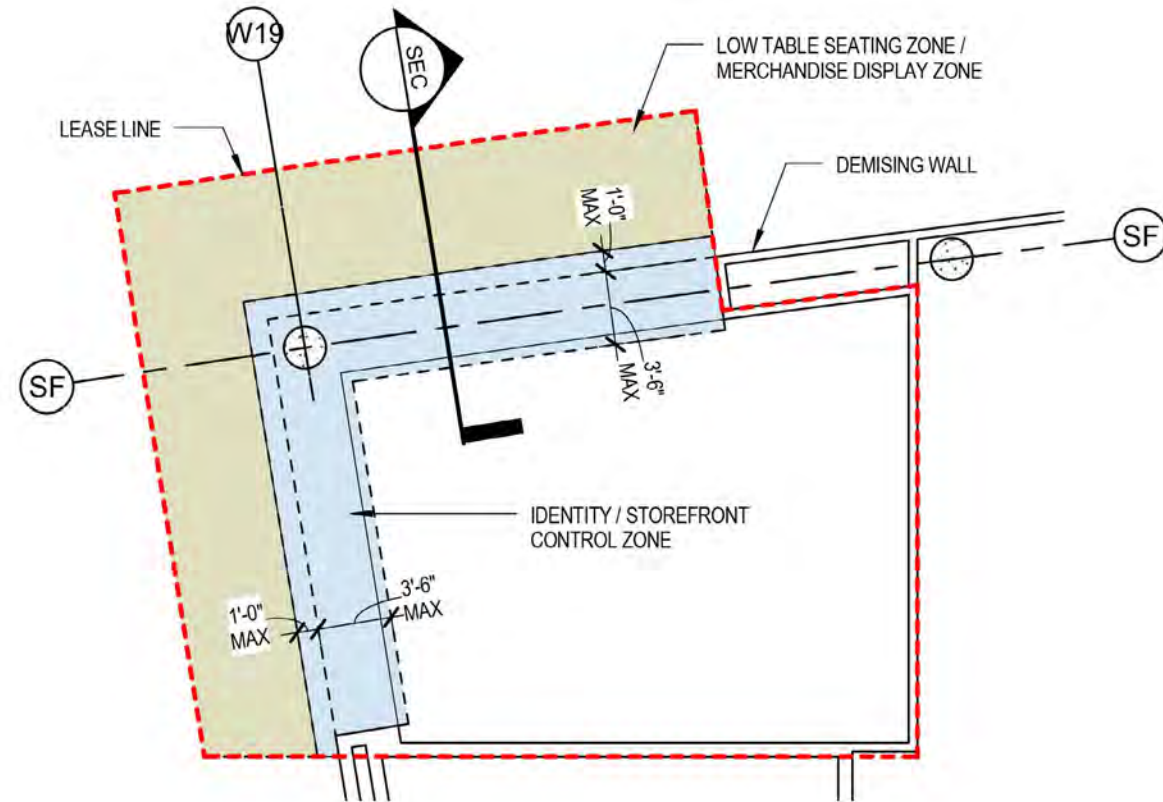
DC E-01 3D VIEW



## 2. BUILDING CONDITIONS



### 2.4.7.2 DESIGN CONDITION E-02:

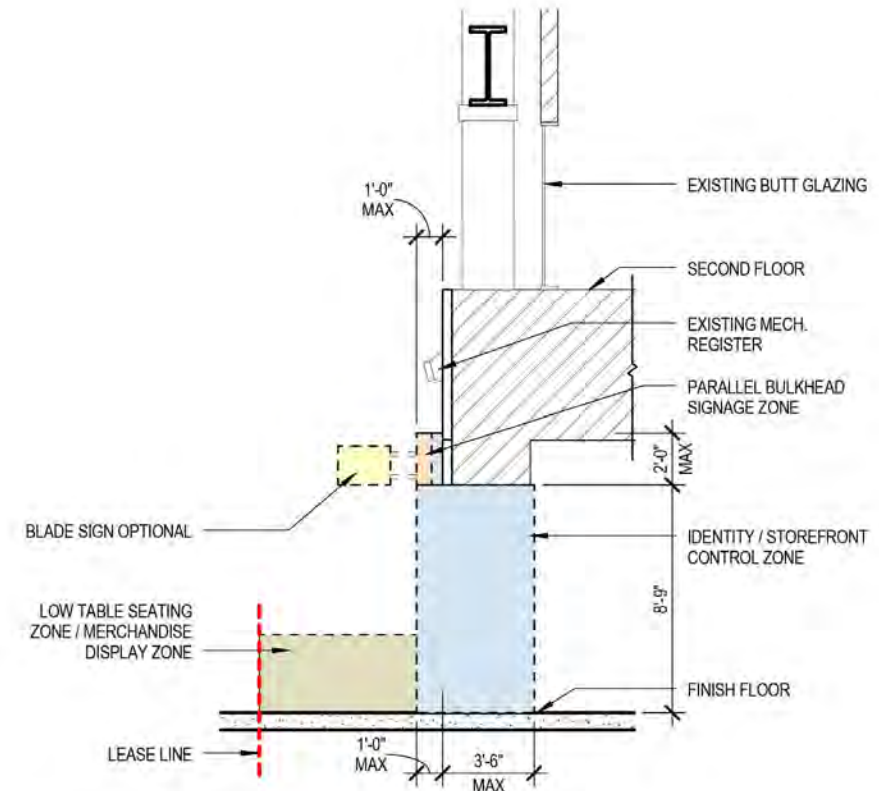
Located on the south side Airside E. The space illustrated below is E-2-4667. This space is similar to Design Condition E-01, except a low table seating zone is located outside the bulkhead. This seating zone will be required to have guard rails for food and beverage service. This particular space is for future development. The seating zone in the concourse will not be permitted to change even though it is tile. Blade signage is optional. See section 3.3 Signage for further guidelines.



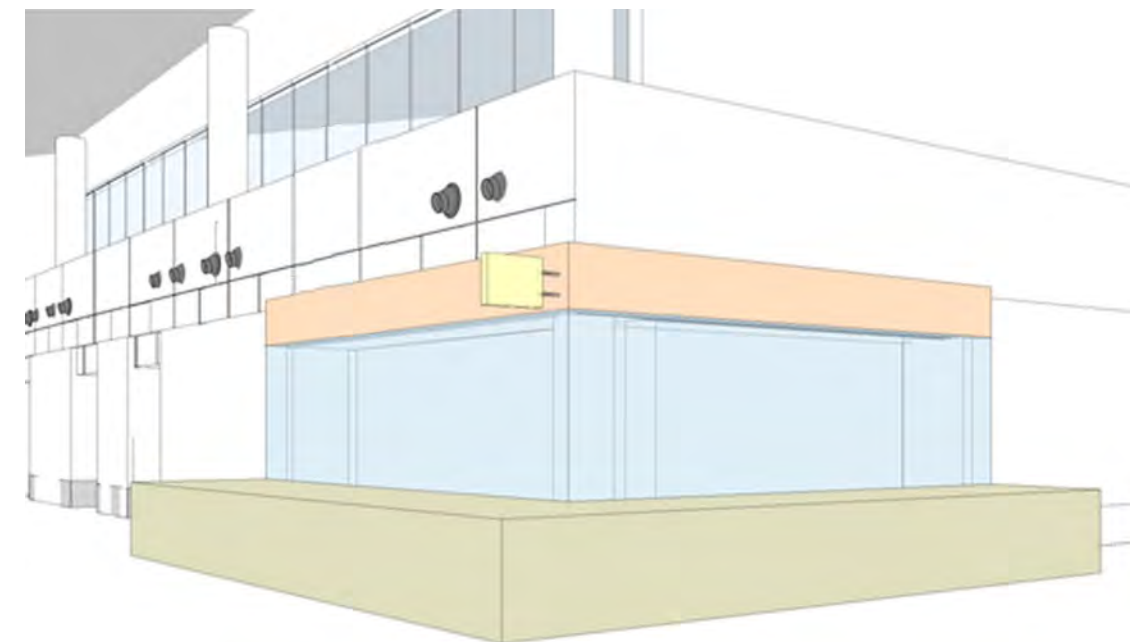
DC E-02 FLOOR PLAN

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC E-02 SECTION

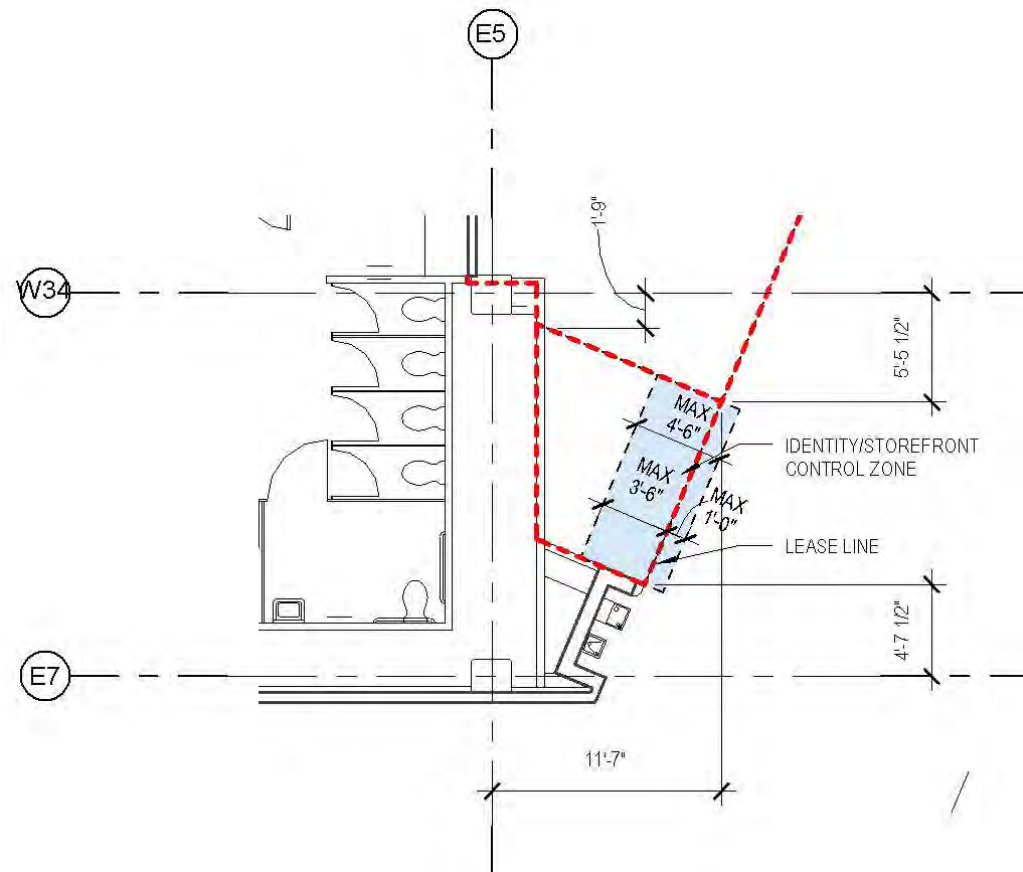


DC E-02 3D VIEW

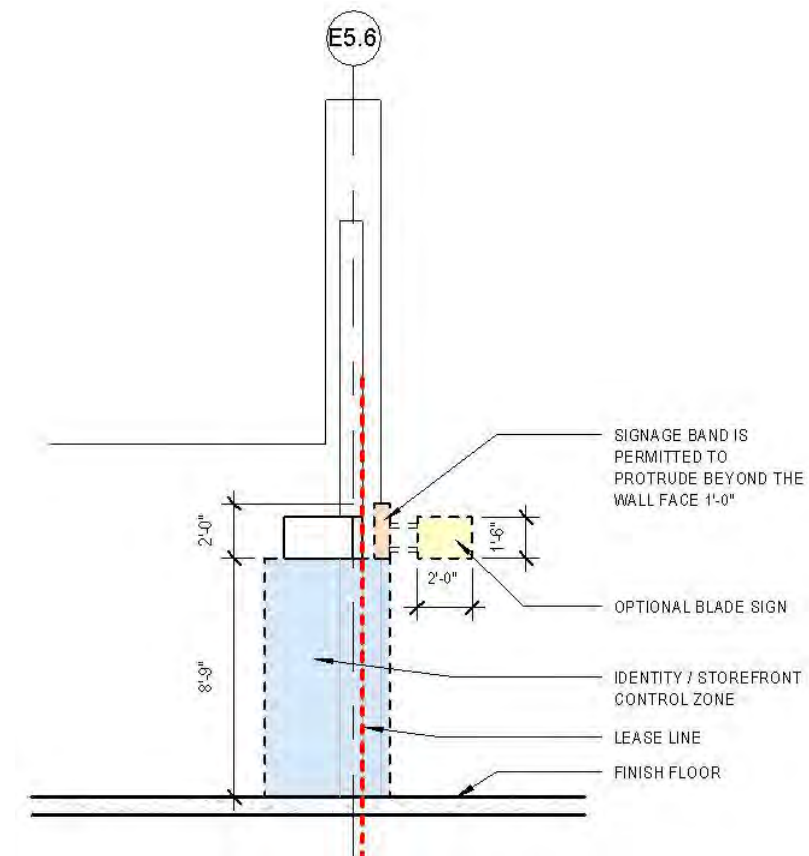
## 2. BUILDING CONDITIONS

### 2.4.7.3 DESIGN CONDITION E-03:

This design condition is a limited space for Shoe Shine. HCAA will provide the flooring and fit out of this space for tenant use. The space illustrated is E-2- 4729. Signage should follow the normal signage band. Refer to Section 3.3 Signage Criteria for signage conditions.



DC E-03 FLOOR PLAN



DC E-03 SECTION

### COLOR LEGEND

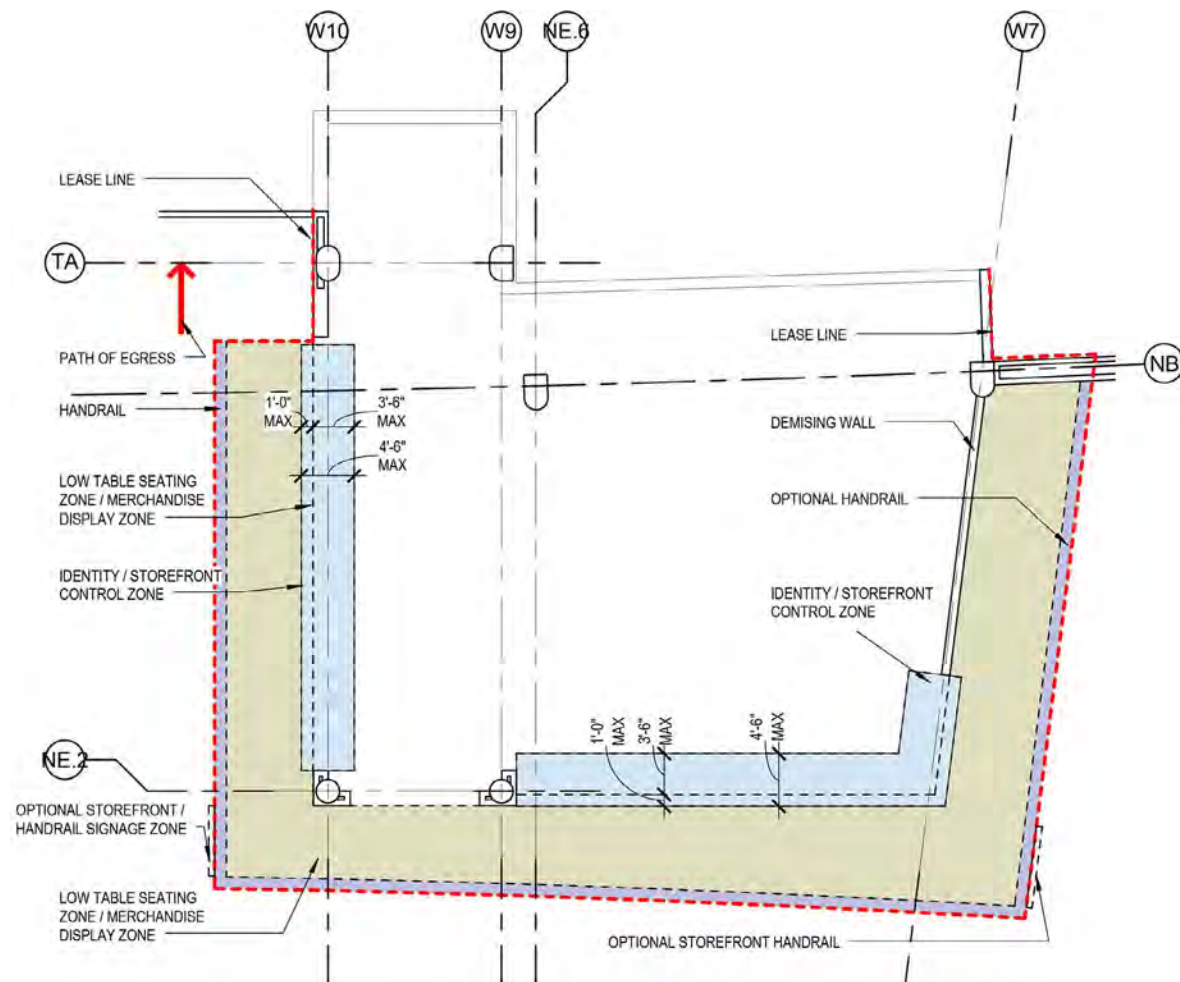
 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



## 2. BUILDING CONDITIONS

### 2.4.7.4 DESIGN CONDITION E-04:

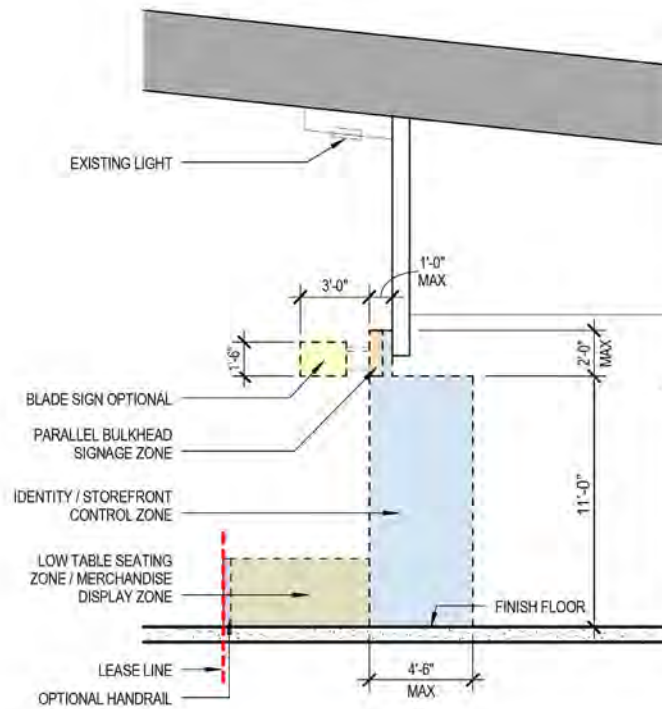
Located in the center of Airside E the space illustrated below is E-2-4709. This space is intended to be inside an enclosed area with the bulkhead/soffit complimenting the main wall finish of the Airside with open seating outside the bulkhead/soffit. Due to direct adjacency to gate 68 the signage is not to distract from visual access to this gate, and some amount of closure is required to distinguish the gate versus concessionaire space. The bottom of opening and sign band is 8'-9". The existing fascia is large and the concessionaire will be allowed to propose covering some portion of this above the 13' high area indicated. See section 3.3 Signage for further guidelines.



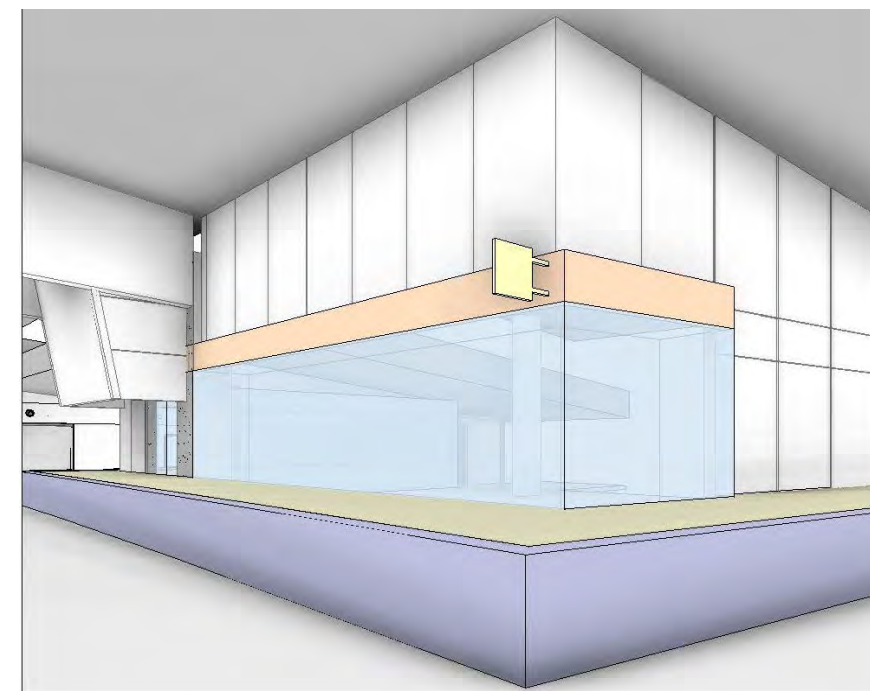
DC E-04 FLOOR PLAN

#### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL



DC E-04 SECTION

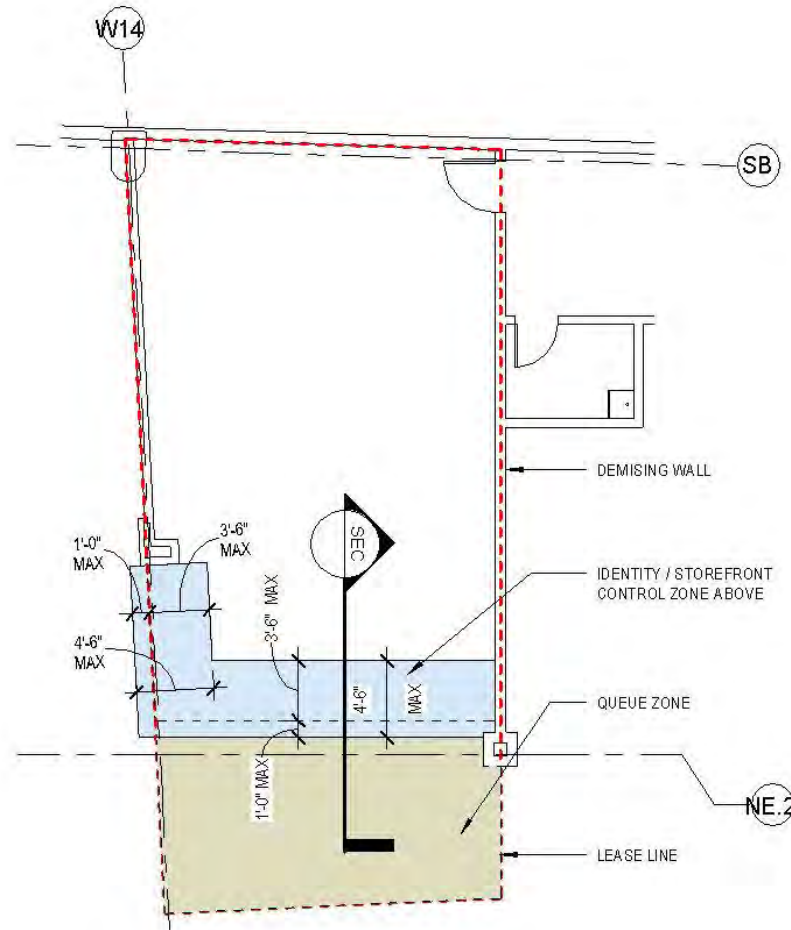


DC E-04 3D VIEW

## 2. BUILDING CONDITIONS

### 2.4.7.5 DESIGN CONDITION E-05:

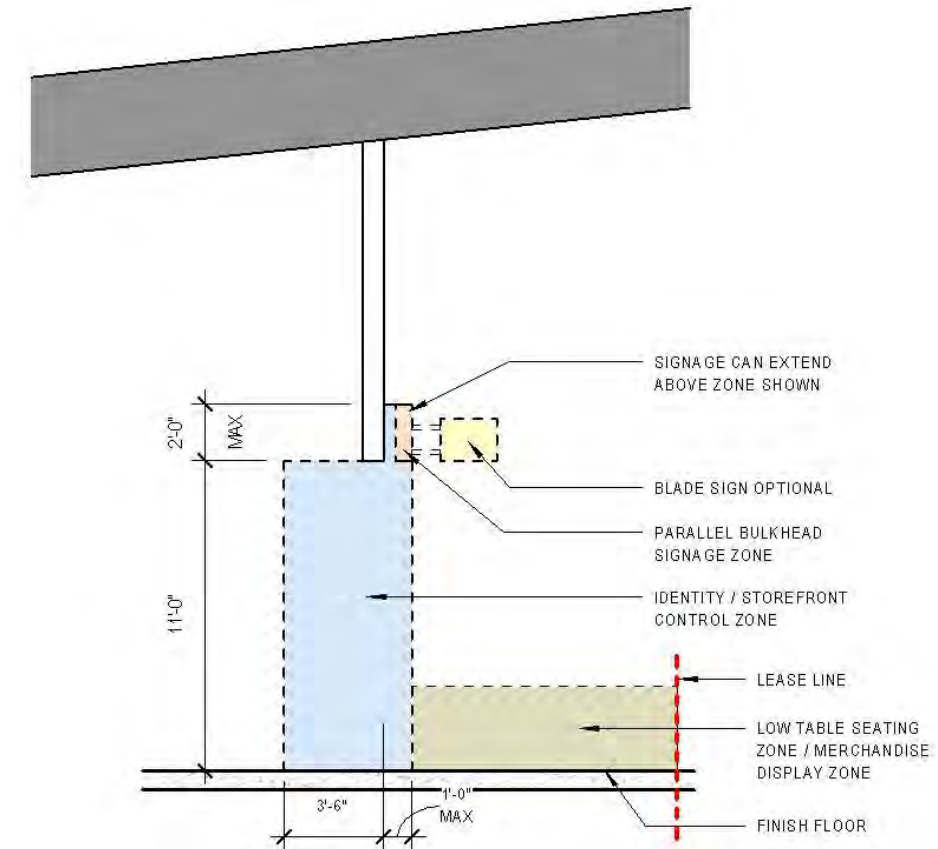
Located in the center of Airside E the Design Condition illustrated below is E-2-4695, this also applies to E-2-4699. This space is intended to be inside an enclosed area with the bulkhead/soffit complimenting the main wall finish of the Airside. The low front zone is for queuing as the food court is adjacent. The concessionaire will be allowed to located the front of house space where needed, but cannot extend beyond into the queue zone. The existing fascia is large and the concessionaire will be allowed to propose covering some portion of this above the 13' height shown. See section 3.3 Signage for further guidelines.



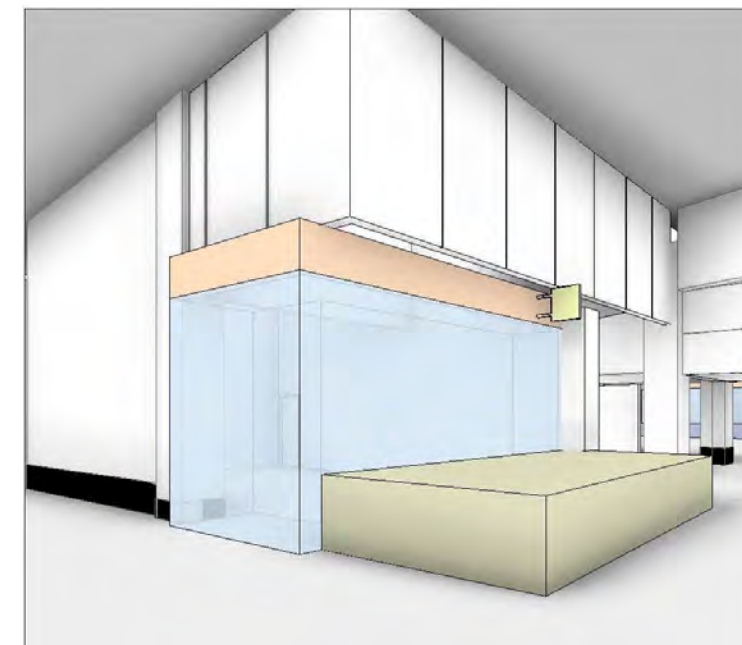
DC E-05 FLOOR PLAN

#### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC E-05 SECTION



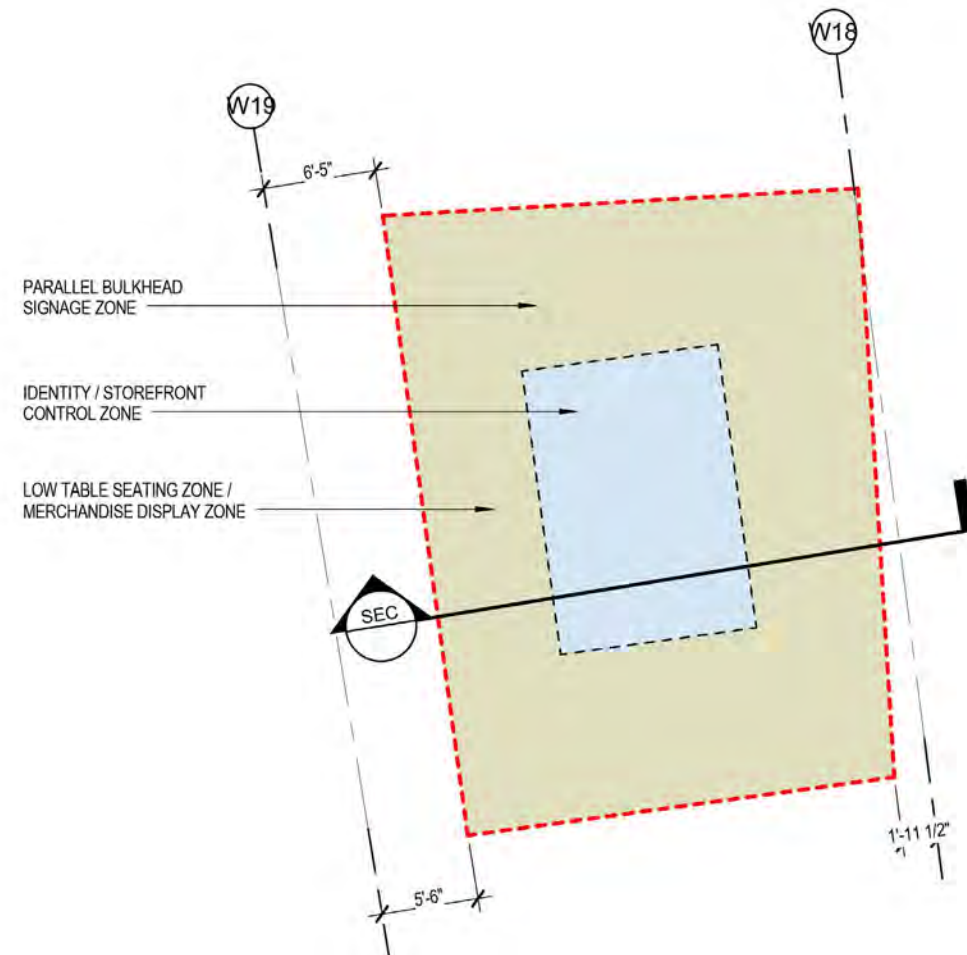
DC E-05 3D VIEW



## 2. BUILDING CONDITIONS



### 2.4.7.6 DESIGN CONDITION E-06:

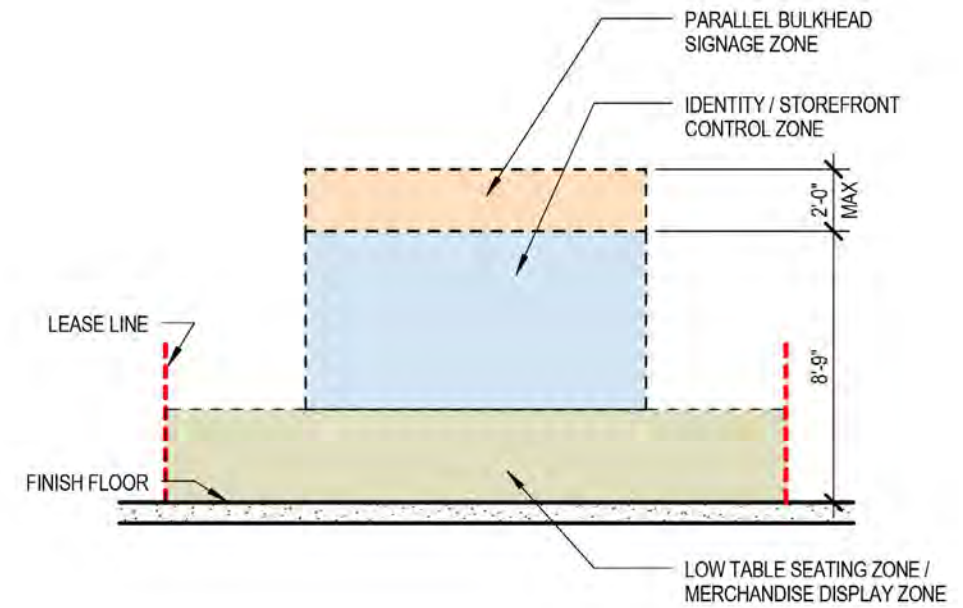
The space illustrated is E-2- 4681. The unit is surrounded by gate lounges and is freestanding with no common base building walls. This space is intended to be open, allowing for views through, around, and over the concession to the gate lounges. The low zone will be permitted to have display or seating and queue area. Tenant obstructions will not be allowed to extend beyond the lease line. Blade signage is optional. Due to sight lines to gate podiums, wayfinding and gate lounges, all identification signage must be reviewed for approval. Refer to Section 3.3 Signage Criteria for signage conditions.



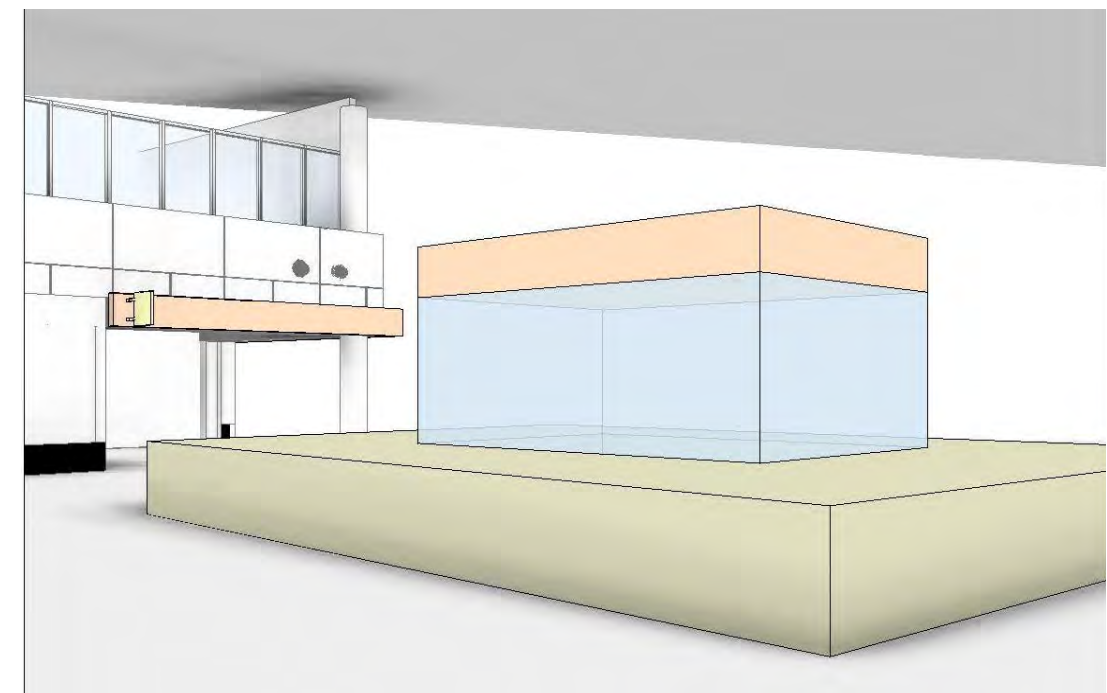
DC E-06 FLOOR PLAN

#### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC E-06 SECTION



DC E-06 3D VIEW

## 2. BUILDING CONDITIONS

### Introduction to Airside F

This is now the oldest Airside, complete in 1987, but recently updated in 2012. This airside has wonderful proportions and the golf-themed terrazzo floor with palm trees runs end to end without repeating, a real straight-away. For this reason, we call this airside **Tampa on the Green**. Venues on this airside can work to significantly contribute to furthering the green aspects of the golf motif via light neutrals, lovely green and blue jewel tones and small bold pops of color. This airside expresses the great year-round weather, the golfing venues, and the verdant vegetation of Tampa.

HCAA will be providing new flooring in the central area opposite the TSA security checkpoint for the four concessions units. This zone will be a transition circulation and semi-waiting zone which abutts the thoughtful artistic terrazzo. The Airside Functional Improvements will include several new green zones with seating and plants to promote height along the straight away. There will also be new locations for FIDS units, business benching and lounge seating. All insertions will add to the greener side of Tampa. We hope each tenant will keep this **Tampa On the Green** character in mind as you design your unit.

In the pages ahead you will note three groupings of images. The first are images of Tampa which exemplify the outdoor green recreational aspects of the Tampa Bay region. Next are images of Airside F as it currently exists. The final grouping are tenant unit images from other airports which could be envisioned to promote these characteristics of Tampa. All images are here for reference in hopes that they will inspire you to be creative in your unit development and the products as they relate to the unique aspects of the Tampa Bay region and Tampa International Airport.

### 2.4.8 Design Condition Airside F

#### General Notes:

1. Refer to lease outline drawings (LOD) for specific dimensional area information.
2. MEP/FP and structure not shown. Field verify base building conditions prior to any design or construction.
3. For listing of items provided by the Authority as base building and items required by the tenant, see the **SECTION 11.1 – Provisions Summary – Airside F**.
4. For listing of Authority provided utility services, see the **SECTION 11.2 Authority Responsibility Matrix – Airside F**.
5. For listing of specific utility services for the concession spaces, see the **SECTION 11.3 Concessions Services Matrix – Airside F**.

For storefront, display, flooring, ceiling, door, entrance, walls, kitchen, signage, lighting, and other MEP/FP requirements, see **SECTION 3 – DESIGN CRITERIA**



Concourse looking South



## 2. BUILDING CONDITIONS



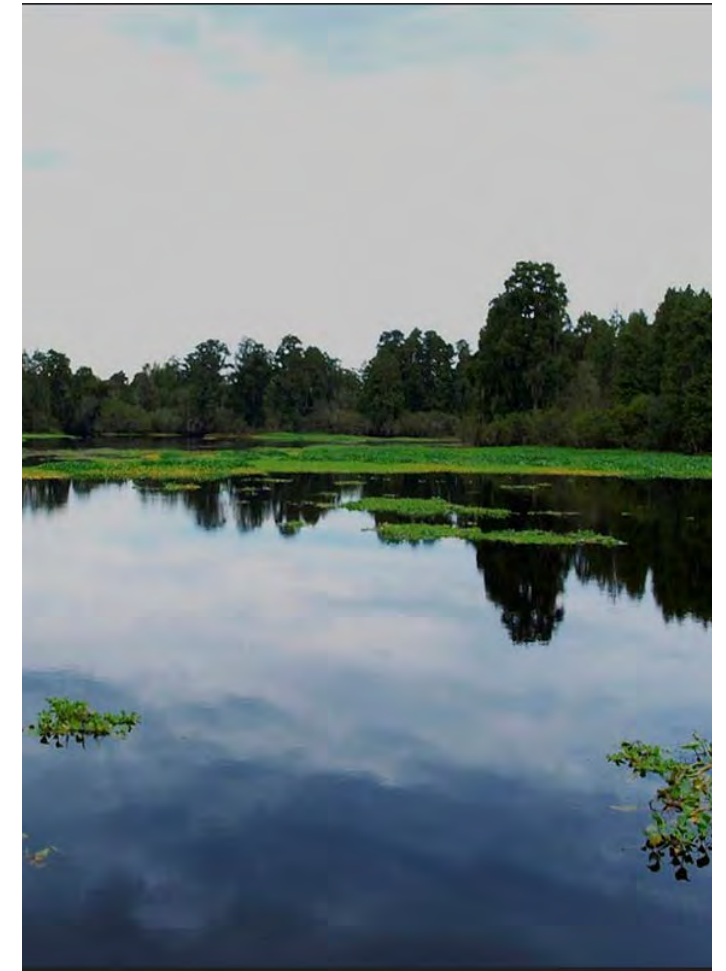
Westchase Golf Club



Pine Barrens Course



TPC



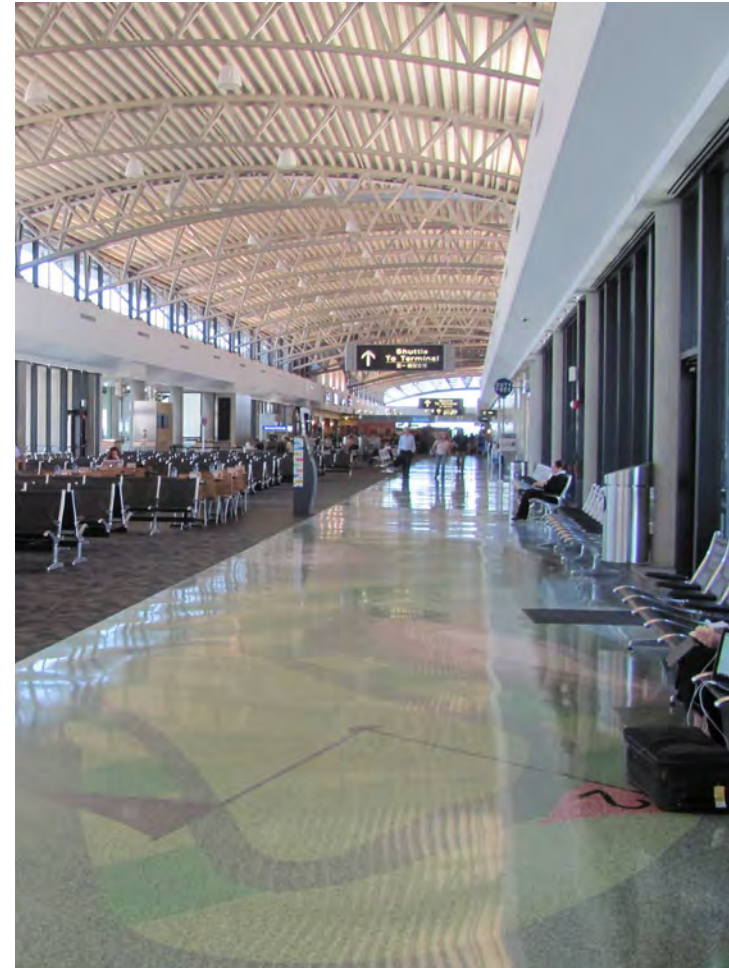
Lettuce Lake Park



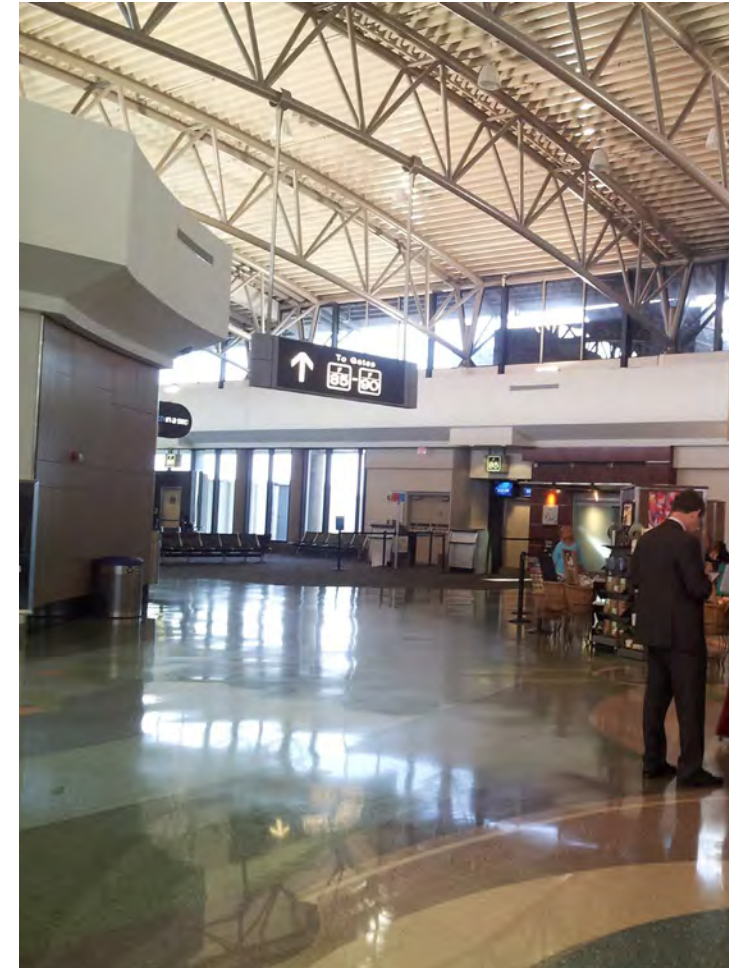
## 2. BUILDING CONDITIONS



Central area looking North:  
The terrazzo flooring theme unites the entire concourse.



Far South looking to center:  
Natural light provides vibrancy and the single sided concourse a level of intimacy.



Central area looking South:  
The left corner above will signal a retail zone with Marche area.



Typical walls and terrazzo floor:  
Base and floor conditions are to be maintained.



## 2. BUILDING CONDITIONS



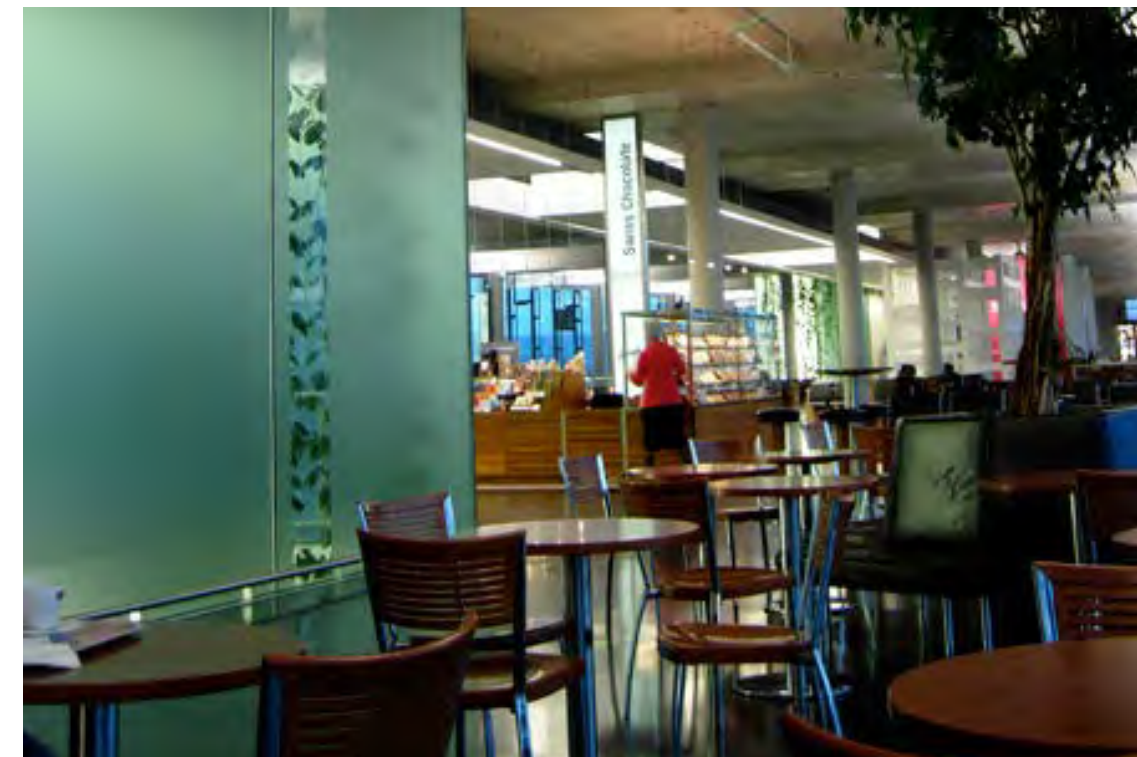
Gatwick:  
Bold color & Clean  
lines for inline  
stores



Helsinki:  
Open and  
light venues  
for the center  
zones



Zurich:  
Open Cafe with  
green and aqua  
tones.



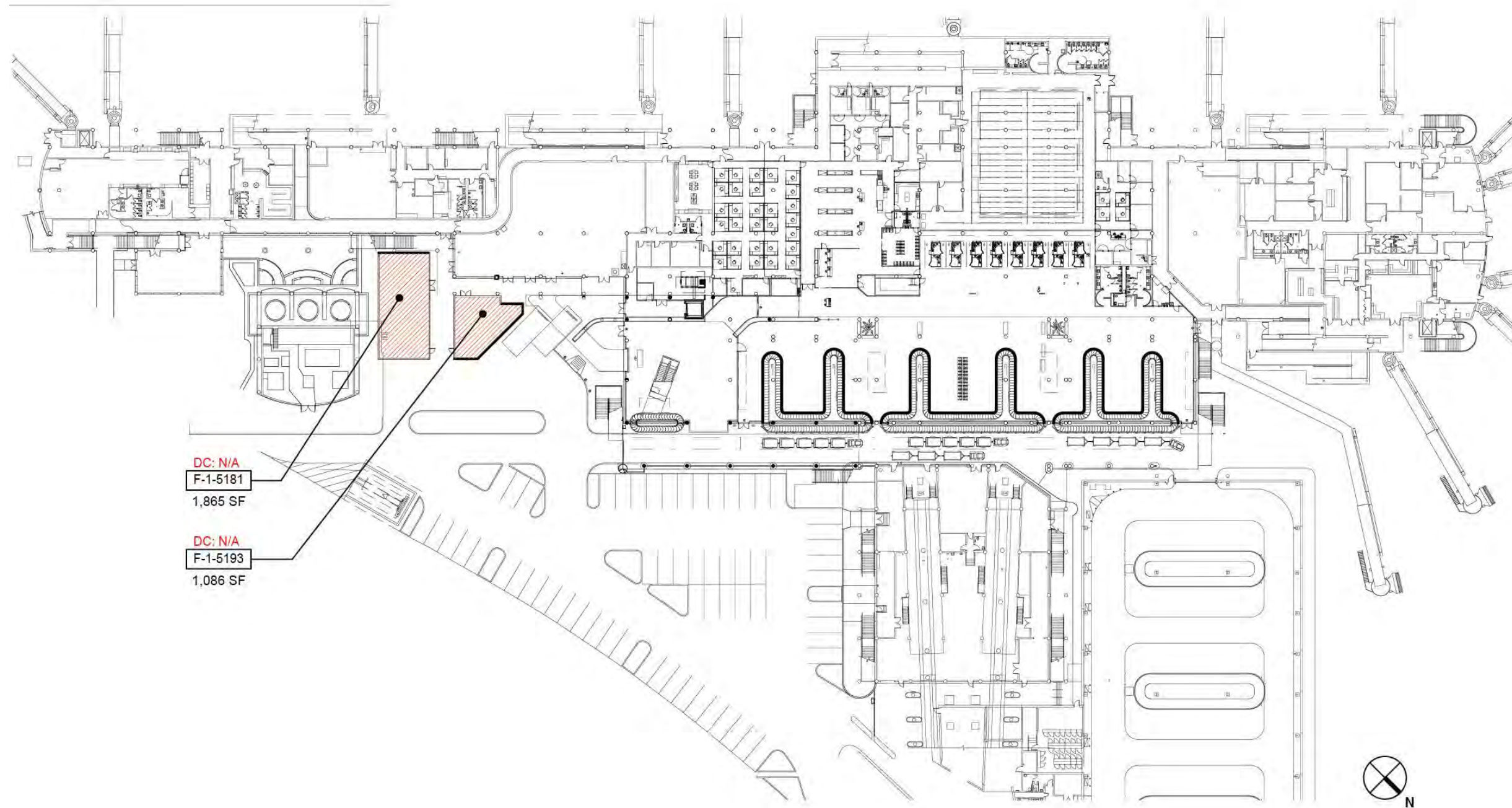
Zurich:  
Food venue and  
green insertion  
to build on the  
terrazzo.




## 2. BUILDING CONDITIONS

### 2.4.8 Space Plans – Airside F

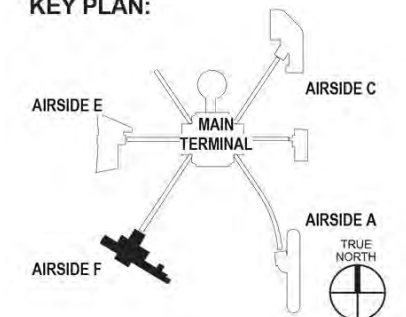
#### 2.4.8.1 Ramp Level Plan – Airside F



#### LEGEND

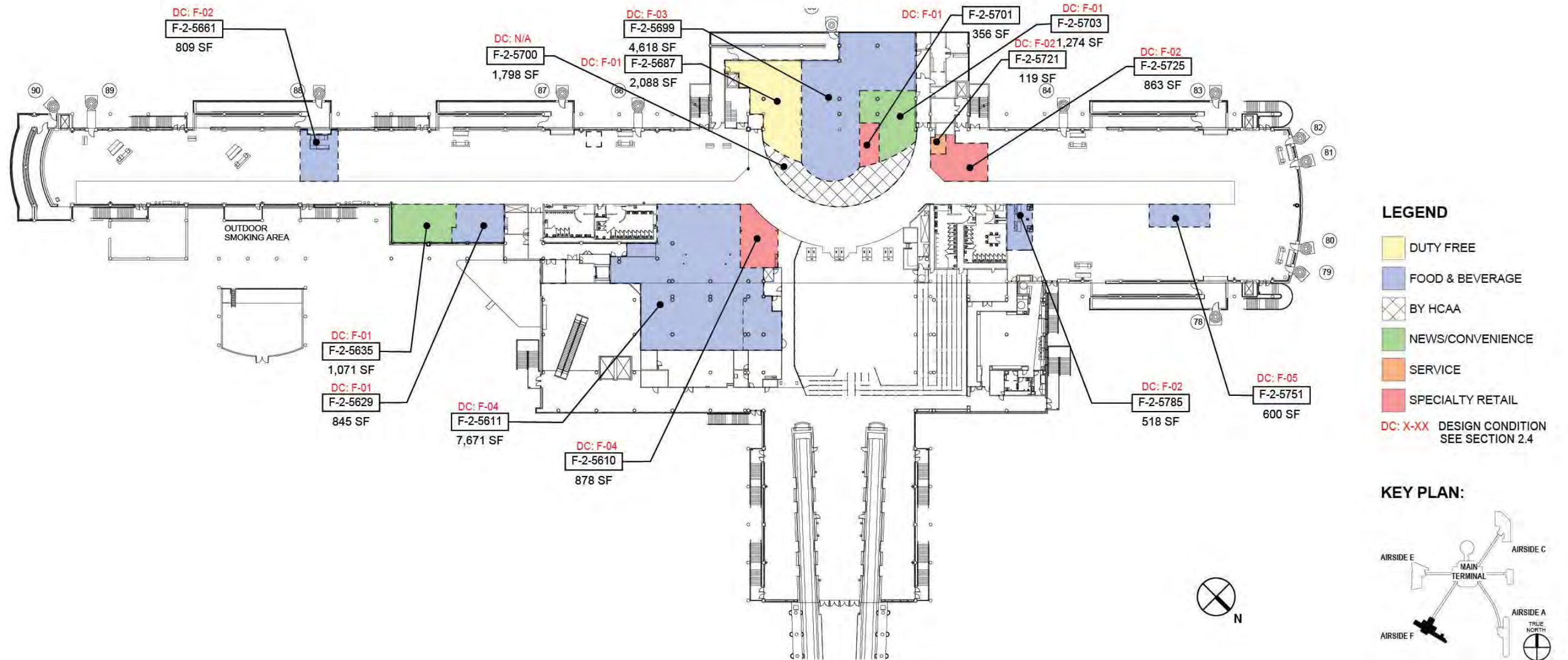
-  CONCESSION SUPPORT STORAGE SPACE
- DC: X-XX** DESIGN CONDITION - SEE SECTION 2.4

#### KEY PLAN:



## 2. BUILDING CONDITIONS

### 2.4.8.2 Boarding Level Plan – Airside F

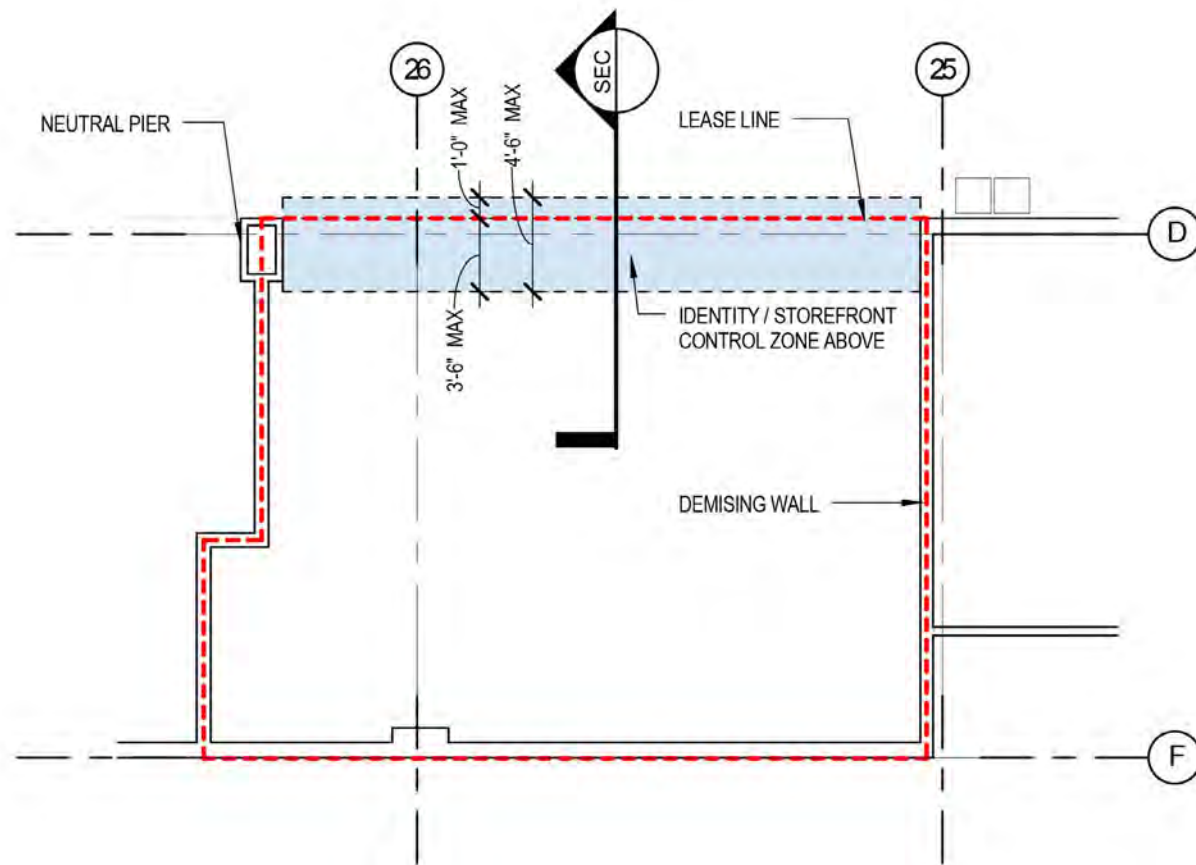




## 2. BUILDING CONDITIONS

### 2.4.9.1 DESIGN CONDITION F-01:

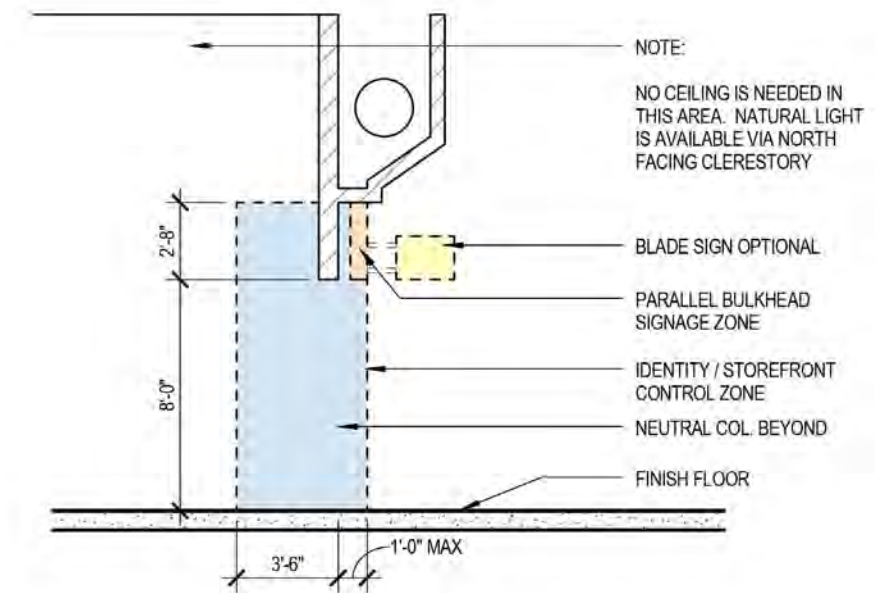
Design Condition F-01 is located throughout Airside F. This space is intended to be inside an enclosed area with the bulkhead/soffit complimenting the main wall finish of the Airside. Space number F-2-5629 is illustrated below. Space F-2-5635 and 5629 are encouraged to have no ceilings in order to allow natural light via the existing clerestory glazing above. Blade signage is optional. See section 3.3 Signage for further guidelines.



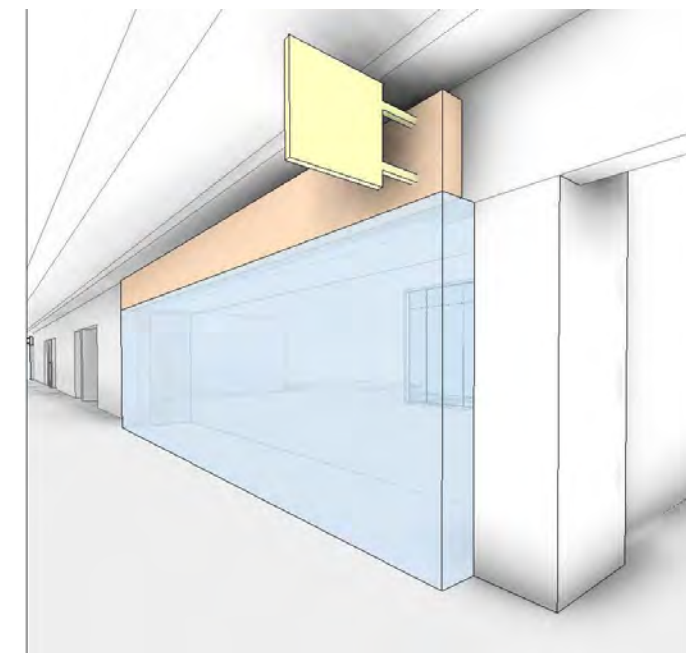
DC F-01 FLOOR PLAN

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC F-01 SECTION

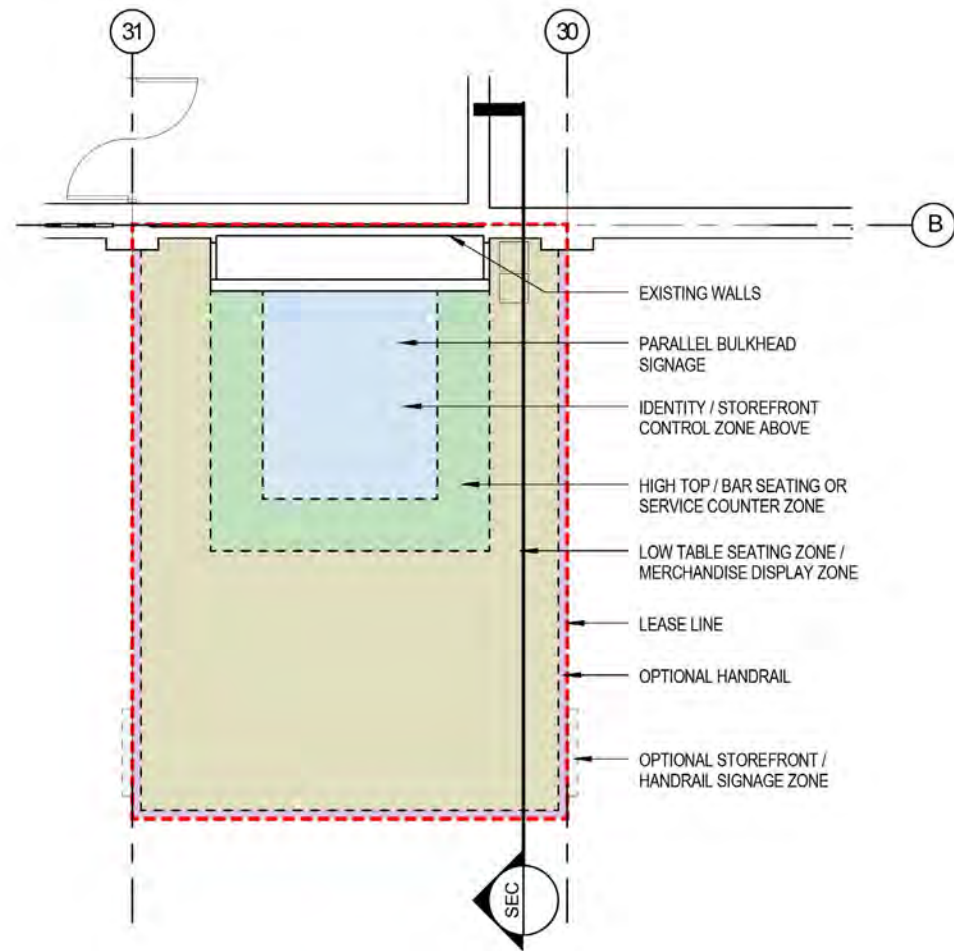


DC F-01 3D VIEW

## 2. BUILDING CONDITIONS





### 2.4.9.2 DESIGN CONDITION F-02:

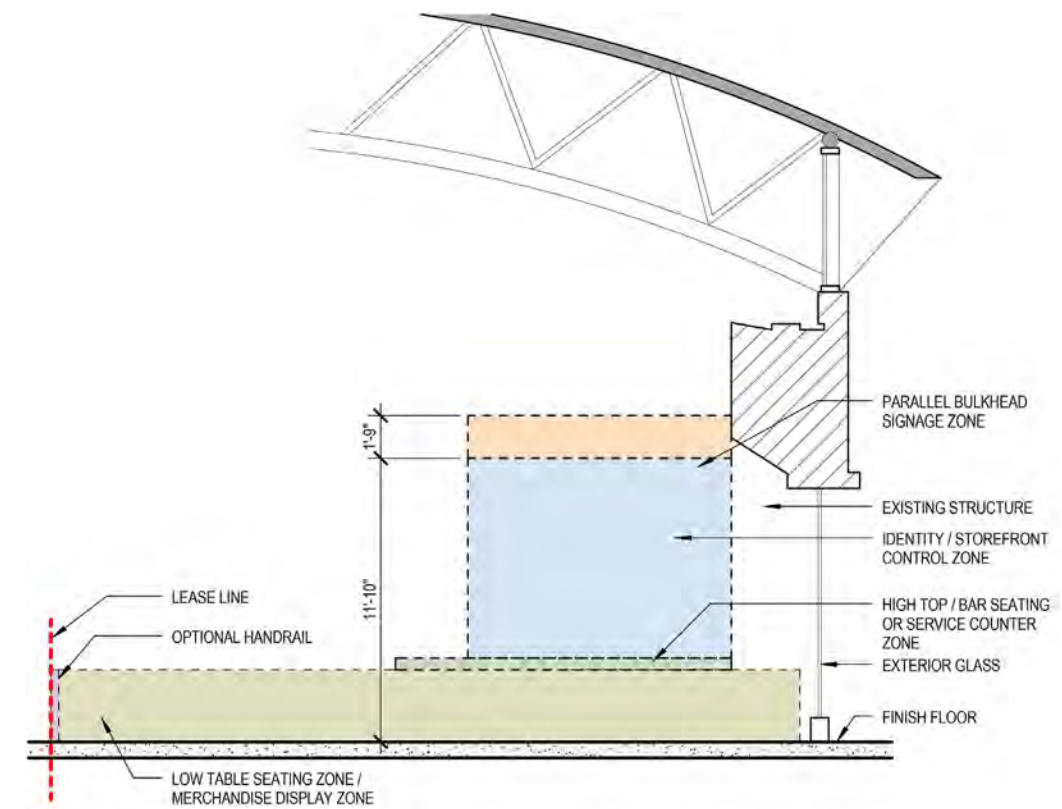
Design Condition F-02 is located on the single sided south end of Airside F. This space is intended to be open and limited in height to a maximum of 13'-0" to align with the bulkhead condition. The tenant design should allow maximum views to the main circulation and departure lounge. Space number F-2-5661 is illustrated below. Refer to Section 3.3 Signage for further guidelines.



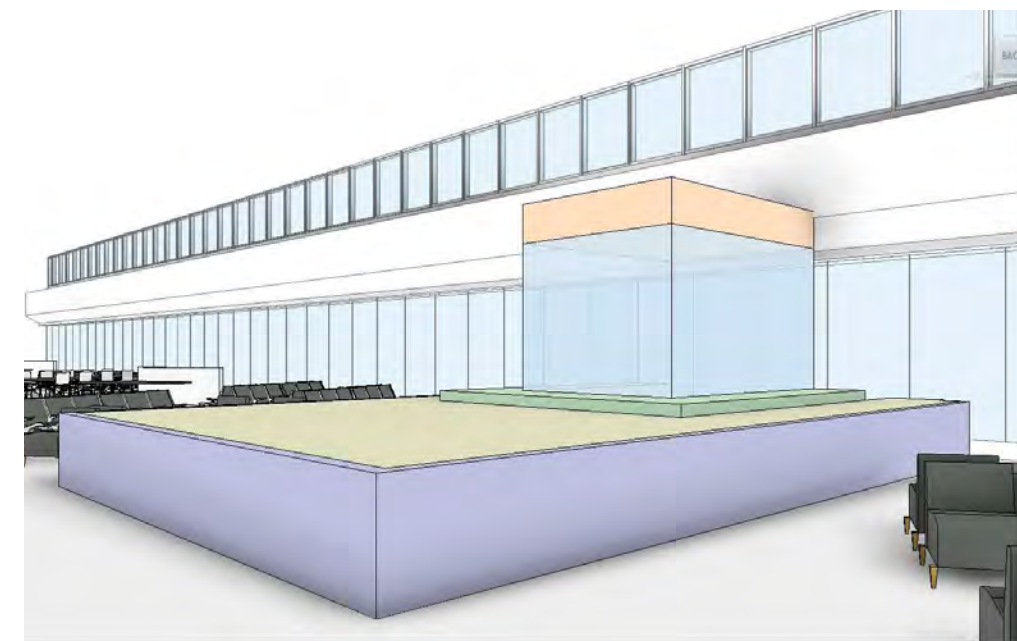
DC F-02 FLOOR PLAN

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC F-02 SECTION



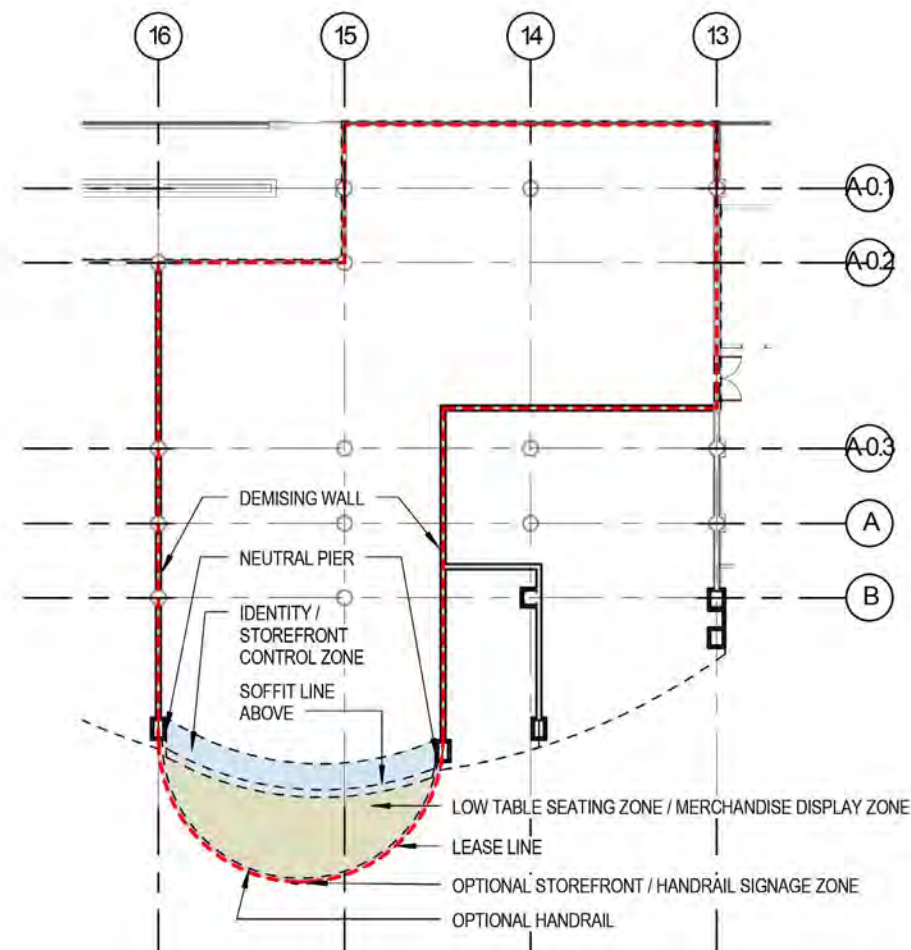
DC F-02 3D VIEW



## 2. BUILDING CONDITIONS

### 2.4.9.3 DESIGN CONDITION F-03:

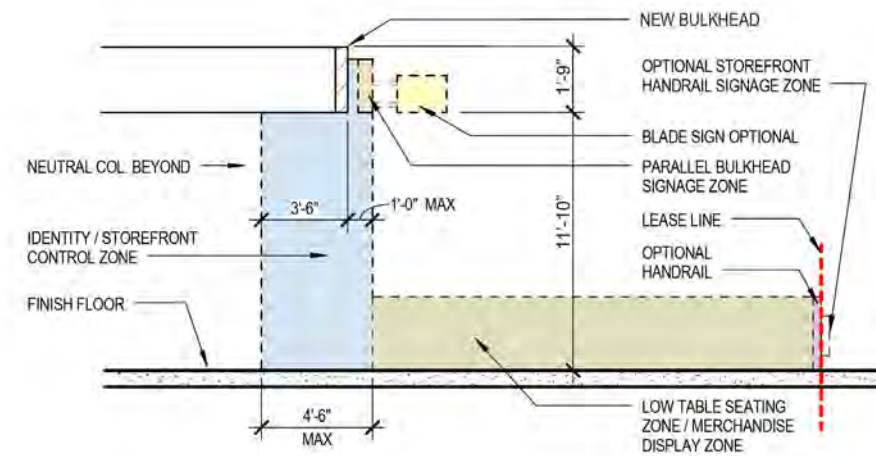
Design Condition F-03 is located in the center of Airside F. The space illustrated below is F-2-5699. This space is intended to be an enclosed area with the bulkhead/soffit matching the main wall finish of the Airside. The lease line does not extend up to the original terrazzo floor, but caution is to be given to protect the existing terrazzo and the new flooring HCAA will be providing. HCAA will provide a zone of flooring between the lease line and the terrazzo. See section 3.3 Signage for further guidelines.



DC F-03 FLOOR PLAN

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL

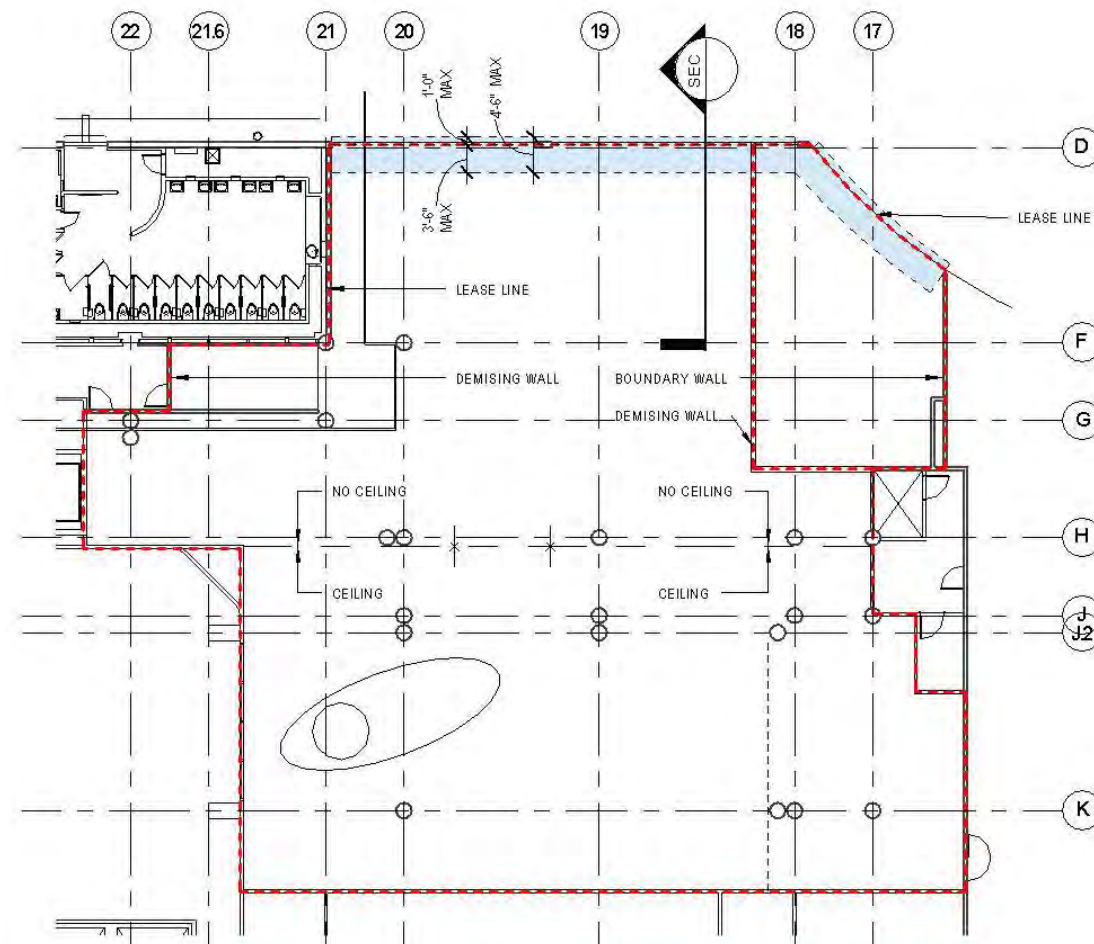


DC F-03 SECTION

## 2. BUILDING CONDITIONS


### 2.4.9.4 DESIGN CONDITION F-04:

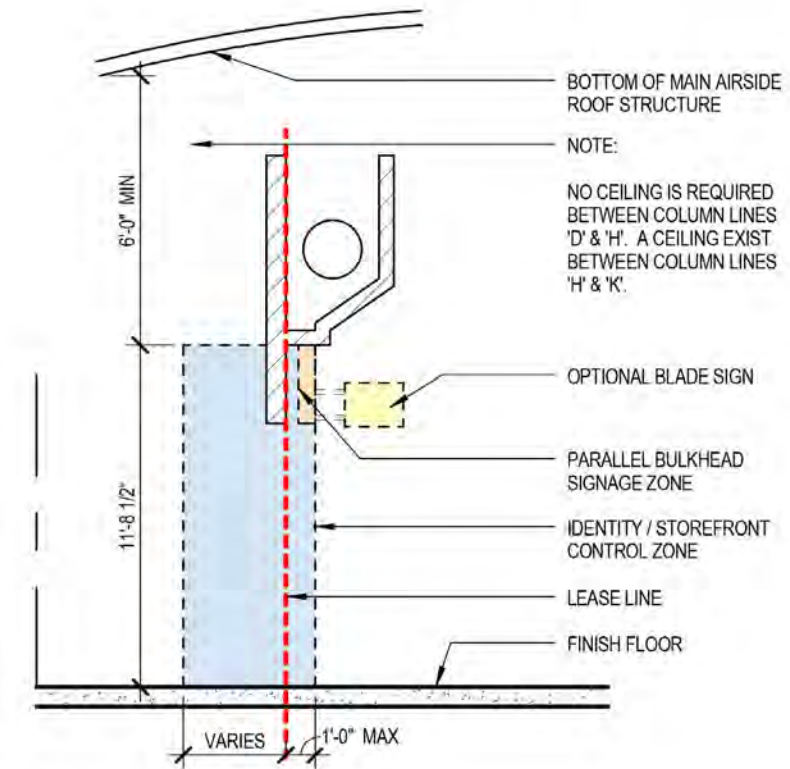
Design Condition F-04 is located in the west center of Airside F. The space illustrated below is F-2-5611 and F-2-5603. Space F-2-5611 is to remain open from the concourse face back to column line H. This will permit the concessionaire to have natural light in the majority of this deep space via the clerestory glazing. The ceiling between column line H and K to the back wall is to remain. Space F-2-5603 will have a similar opportunity regarding the open ceiling zone. See section 3.3 Signage for further guidelines.



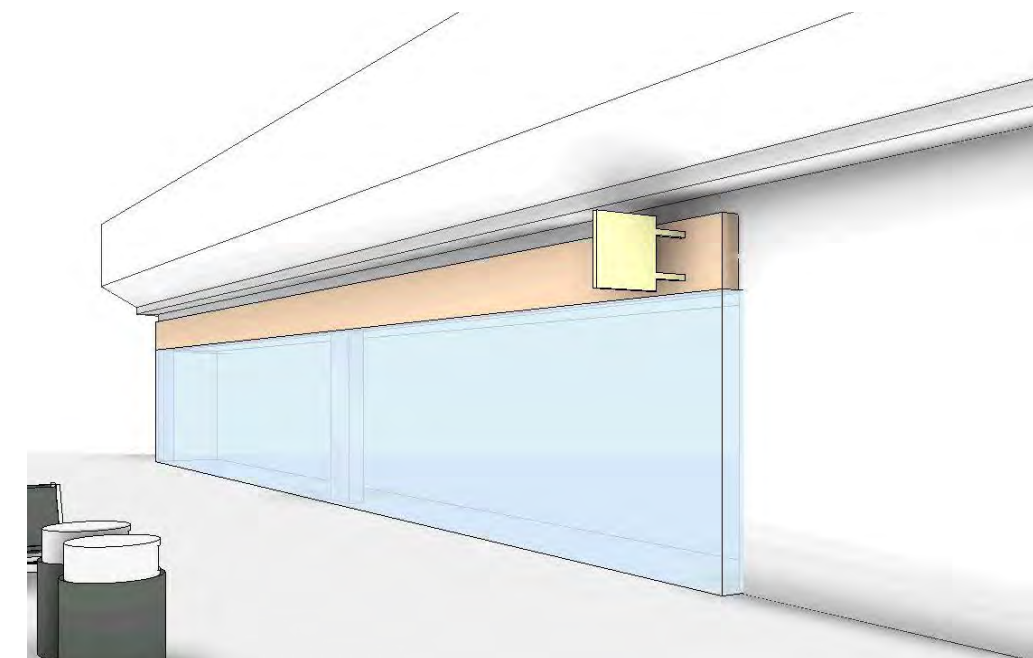
DC F-04 FLOOR PLAN

### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL



DC F-04 SECTION



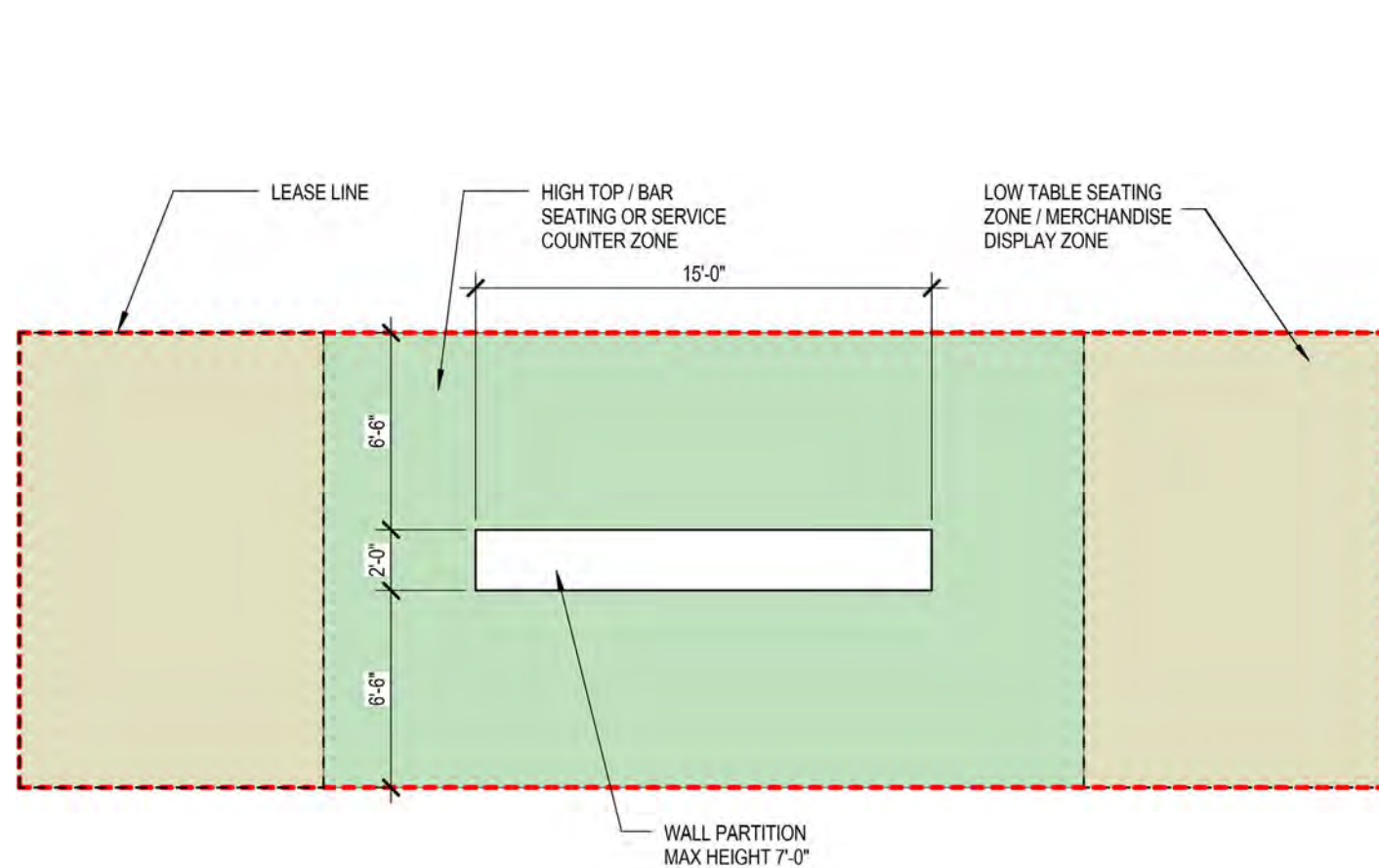
DC F-04 3D VIEW



## 2. BUILDING CONDITIONS

### 2.4.9.5 DESIGN CONDITION F-05:

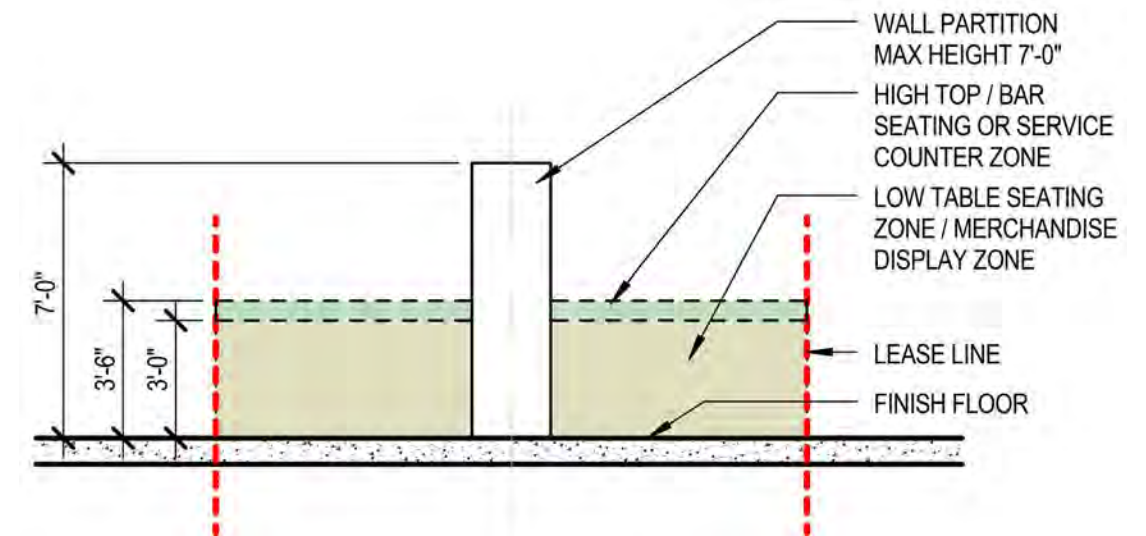
Design Condition F-05 is located on north end of Airside F just off the original terrazzo floor. The carpet in this area will be removed by HCAA for the tenant to insert their flooring. This lease space will not be allowed to extent on any side beyond the lease line or the surrounding green zone. The space is to remain as open as possible to permit visibility of the gate podiums, gate signage and views to the exterior. This is a great opportunity with immediate access to 6 gate lounges. See the LOD's for specific floor dimensions. Refer to Section 3.3 Signage Criteria for signage conditions.



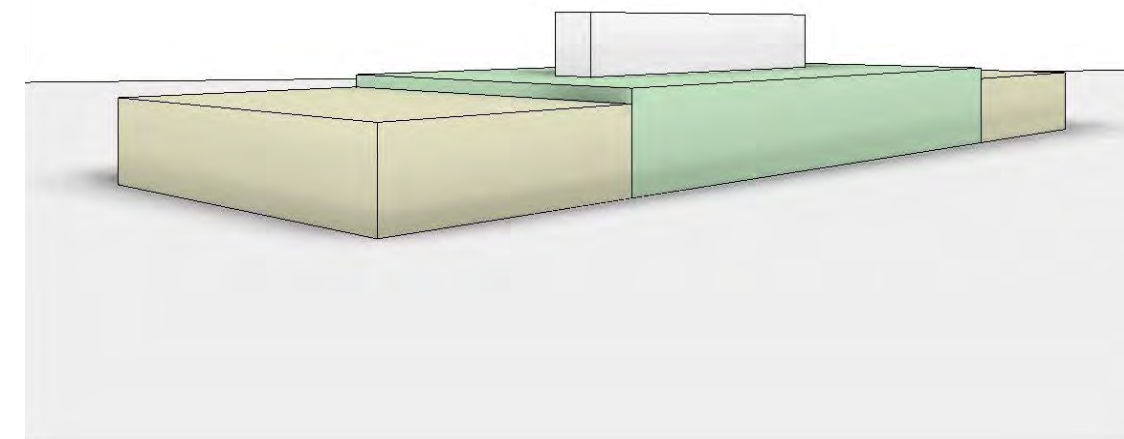
DC F-05 FLOOR PLAN

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL



DC F-05 SECTION



DC F-05 3D VIEW

## 2. BUILDING CONDITIONS

### Introduction to Main Terminal

A quote from Florida Architecture, 37th edition, page 5: “At the outset of planning ... the Aviation Authority evidenced its concern for the welfare of the airline traveler as well as the general aviation pilot flight by insisting that Tampa’s new terminal must offer the ultimate in comfort, convenience and eye appeal”. Formally opened April 15, 1971, the transfer level is experiencing its second major update in its 43 year history. The HCAA’s goals, values and initiatives remain in line with the originators of this terminal and a campus wide program is underway to further Tampa’s position with superior passenger service.

Just as the Airsides carry a concept based on their inherent characteristics, the Main Terminal concept is based on both its characteristics and the daily enthusiastic activity level as the **Momentum of Tampa**. With the transfer level host to 100% of all passengers and most meeters and greeters it sees many celebratory moments as well as some tearful ones. The transfer level makes up in heart and soul the volumetrics that are normally present in recent airport terminals. The ever present sixty columns which support the parking decks above also signify and exemplify a strong community which supports all those who travel through this hallowed hall.

These strong columns will not change with the renovation but will promote a calm and cohesive background via use of a matching floor color. This neutral background will be the foil against which the concessions venues, seating groups, shuttle lobbies and vertical circulation will be identifiers for wayfinding, meeting and gathering. The tenant spaces will be allowed to be creative in form, texture, finish and color while the overall remains steadfast in establishing an order. Pathways have been established to promote movement to and across the center zone with seating groups adjacent.

HCAA will be providing new flooring for all circulation zones, the food court and some tenant spaces. HCAA will place high value on floor and wall finishes provided by tenants. A few green zones and 4 new terraces will promote the atmospheric and verdant qualities of Tampa. In the pages ahead you will note three groupings of images. The first are images of Tampa which exemplify the momentum of the Tampa Bay region. Next are images of Transfer level as is and as proposed. The final grouping are tenant unit images from other airports which could be envisioned to promote the momentum of Tampa. All images are here for reference in hopes that they will inspire you to be creative in your unit development and the products as they relate to the unique aspects of the Tampa Bay region and Tampa International Airport and the **Momentum of Tampa**.

### 2.4.10 Design Condition Main Terminal

#### General Notes:

1. Refer to lease outline drawings (LOD) for specific dimensional area information.
2. MEP/FP and structure not shown. Field verify base building conditions prior to any design or construction.
3. For listing of items provided by the Authority as base building and items required by the tenant, see the **SECTION 12.1 – Provisions Summary – Main Terminal**.
4. For listing of Authority provided utility services, see the **SECTION 12.2 Authority Responsibility Matrix – Main Terminal**.
5. For listing of specific utility services for the concession spaces, see the **SECTION 12.3 Concessions Services Matrix – Main Terminal**.

For storefront, display, flooring, ceiling, door, entrance, walls, kitchen, signage, lighting, and other MEP/FP requirements, see **SECTION 3 – DESIGN CRITERIA**





## 2. BUILDING CONDITIONS

Examples of Tampa Momentum where recreation, functional movement, atmospheric qualities and history speak to Tampa's continuing momentum into the future.



Bay and Beach



Skyway Bridge



Rain and Rainbow



Aficionado Days



## 2. BUILDING CONDITIONS

The Transfer level will serve movement to the Conrac, bag claim and ticket levels, parking decks, airside and the many meeters/ greeters and well wishers. All are tied to the *momentum of life experience* morning to evening.



Current seating at elevators:  
The red and blue glazed elevators are perimeter anchors and will continue to be prominent.



Food Court zone:  
There will be a transition zone created by the ceiling in the seating area. Then the new roof/ceiling line will soar to the exterior.



Central E/W column bay looking west:  
Seating zones are close to each tenant space and views are open across the entire floor.



Looking east from Airside F:  
angular pathways express the momentum and allow direct movement in multiple directions.



## 2. BUILDING CONDITIONS

Here are concessions venues from other airport facilities where each relate to an open approach, clean lines, and movement which is Tampa Momentum.



Heathrow T3:  
View portals at its best



Frankfurt:  
Wine & wood  
object and  
art, full of  
movement and  
texture



Copenhagen:  
Italian  
food & court



Helsinki:  
Space  
forms  
via minimal  
definition



## 2. BUILDING CONDITIONS



Heathrow T3:  
Lifestyle store with minimal enclosure, defined by flooring and overhead frame



Zurich:  
Airside bar with open views, inviting, and beautiful



Heathrow T5:  
Lifestyle store with maximum circulation



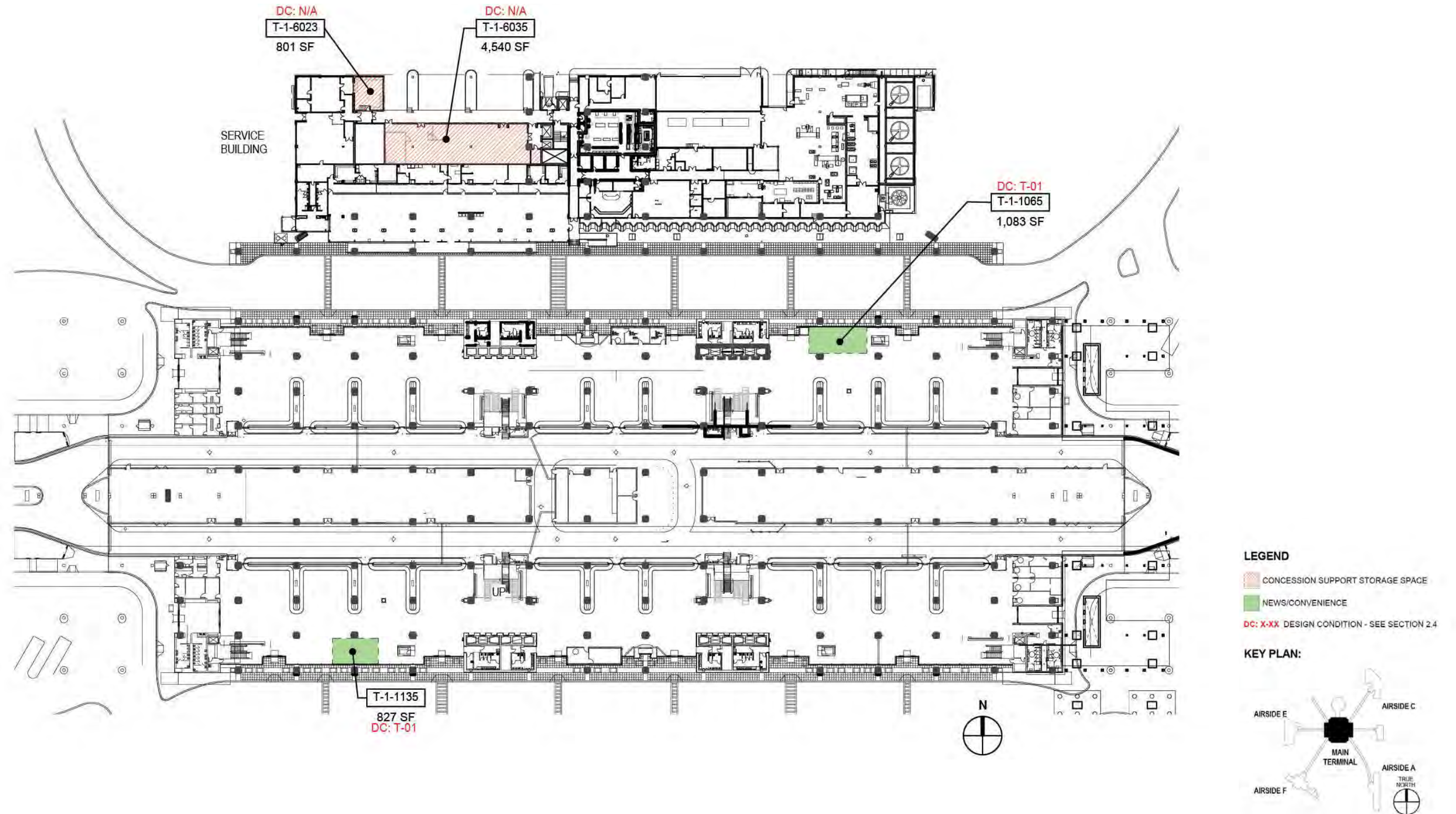
Toronto T1:  
Speciality food, closure and openness coexist



## 2. BUILDING CONDITIONS

### 2.4.10 Space Plans – Main Terminal

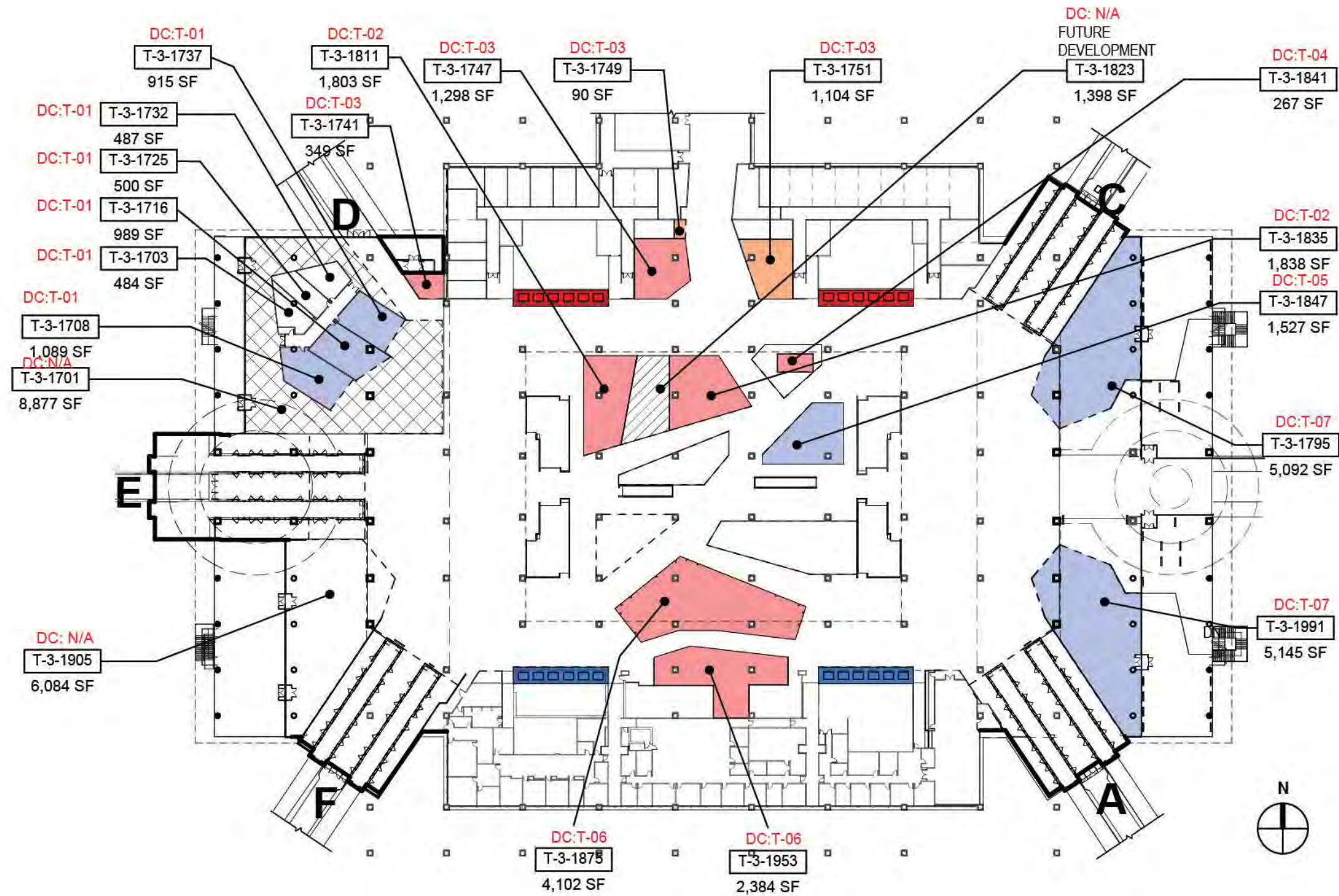
#### 2.4.10.1 Baggage Level 1 Plan – Main Terminal





## 2. BUILDING CONDITIONS

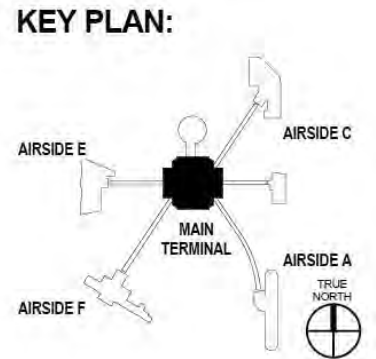
### 2.4.10.2 Transfer Level 3 Plan – Main Terminal



**LEGEND**

- AMENITIES
- DAYLIGHT ZONE
- FOOD & BEVERAGE
- BY HCAA
- FUTURE DEVELOPMENT
- SERVICE
- SPECIALTY RETAIL

DC: X-XX DESIGN CONDITION  
SEE SECTION 2.4

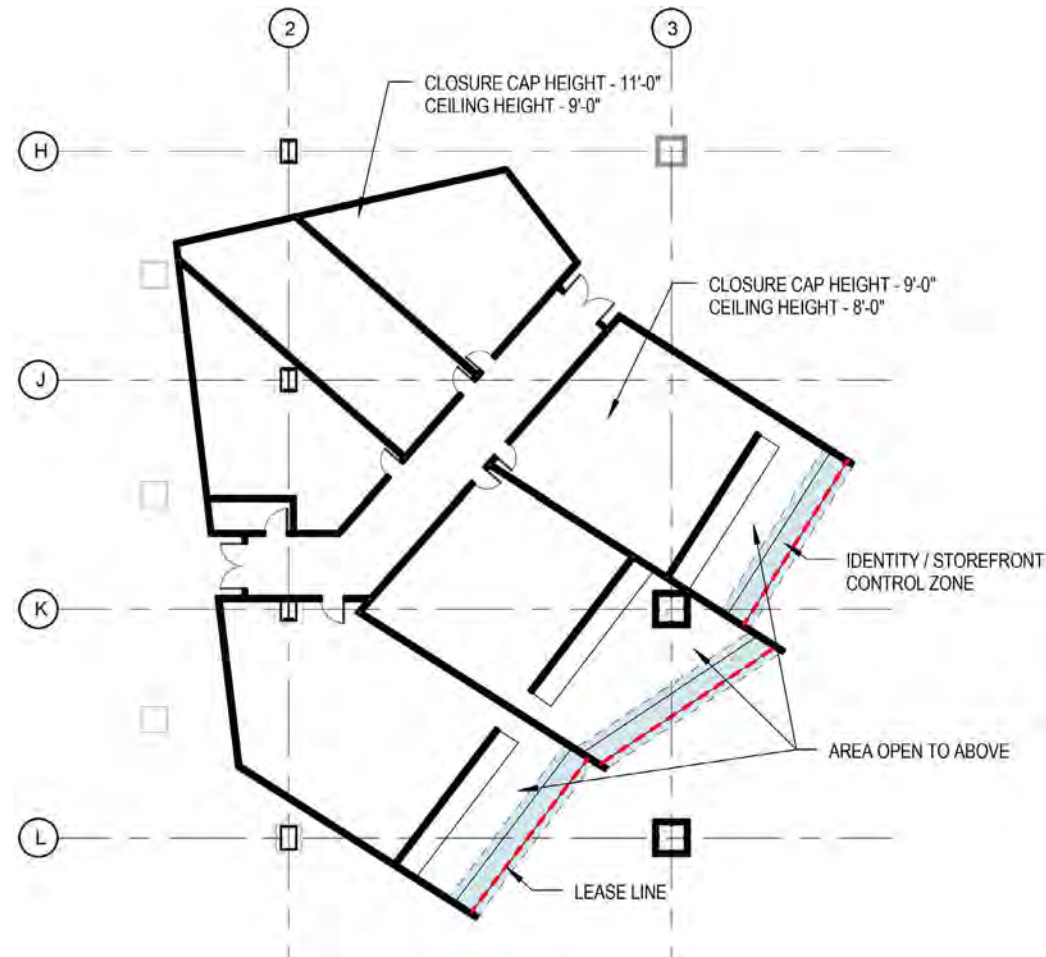




## 2. BUILDING CONDITIONS

### 2.4.11.1 DESIGN CONDITION T-01:

DC-T01 is located on Transfer Level and also on Bag Claim. On the bag claim level T-1-1065 and T-1-1135 tenant construction will be limited to 9'-0" aff. The Transfer level food court spaces will be open along the face. Backwalls in this front of house zone will be 9'-0" tall and can be used for storefront identity. All tenant improvements are limited to the height of the provided unit for views and maximum daylight penetration. Space number T-3-1708 is illustrated below. Perimeter walls, demising walls between tenant spaces and closure caps will be built as indicated by HCAA. Ceilings and fit out are by concessionaire. If less enclosed space is desired please submit to HCAA for review. The kitchen hood, exhaust and makeup air conditions are fully explained in Section 12. See Section 3.3 for signage.

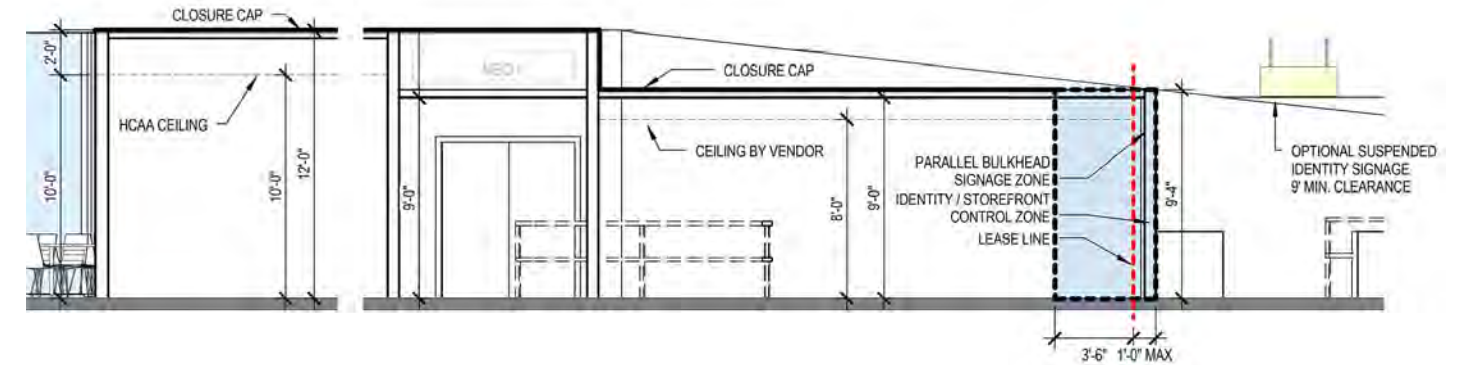
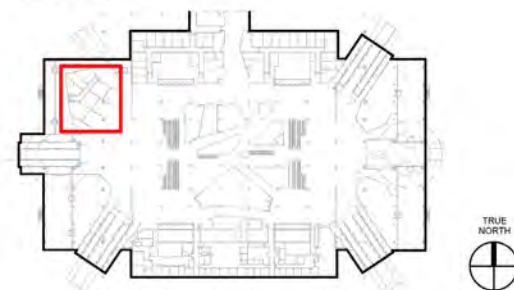


DC T-01 FLOOR PLAN

#### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL

KEY PLAN:



DC T-01 SECTION

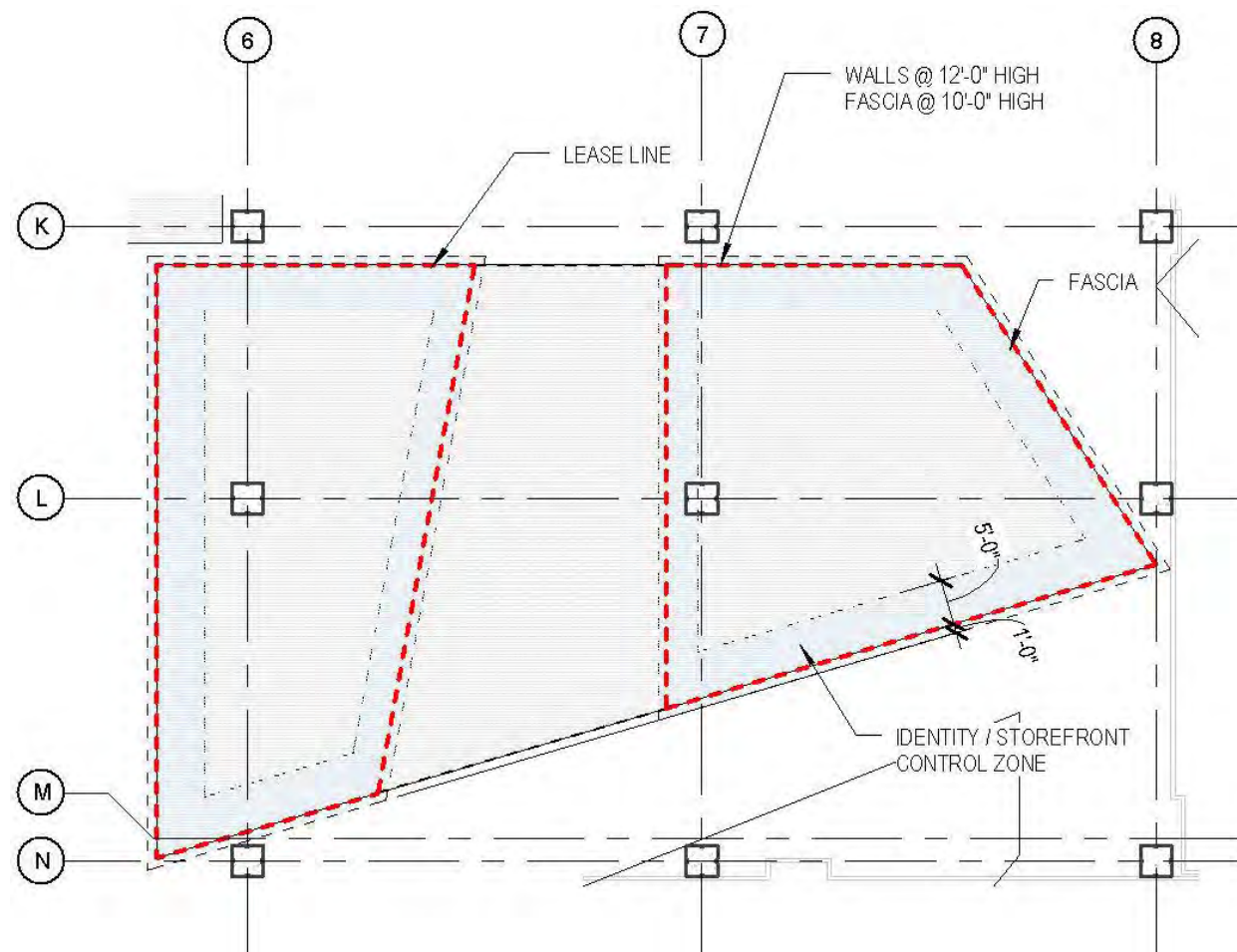


DC T-01 3D VIEW

## 2. BUILDING CONDITIONS

### 2.4.11.2 DESIGN CONDITION T-02:

Design Condition T-02 is located at the center section of the Main Terminal Transfer Level. This space is intended to be as open as possible. The maximum allowable height is 12ft aff overall and the signage must be accommodated within that 12 ft. There will be no ceilings permitted in these spaces. Bracing for tenant walls must be via the floors or small columns at discreet locations. The design condition shown is T-3-1835. The central space shown below is a corridor in this phase but could be lease space if desired. See section 3.3 Signage for further guidelines.

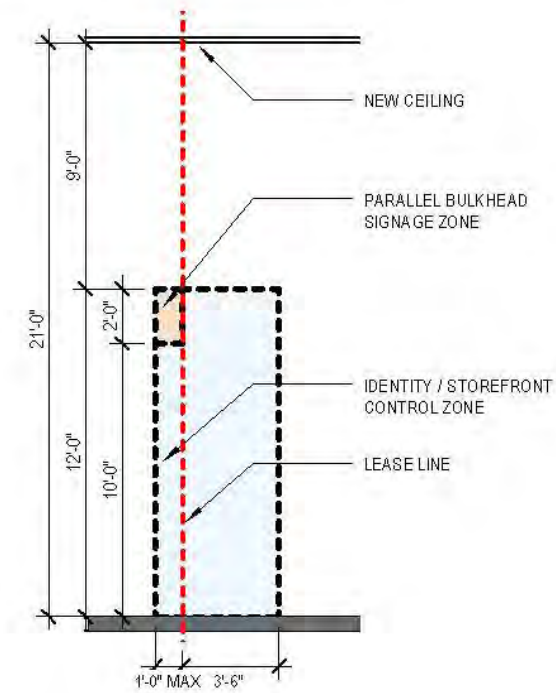
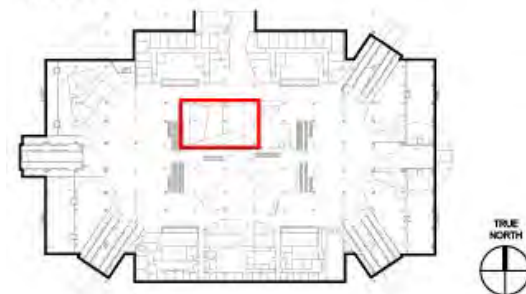


DC T-02 FLOOR PLAN

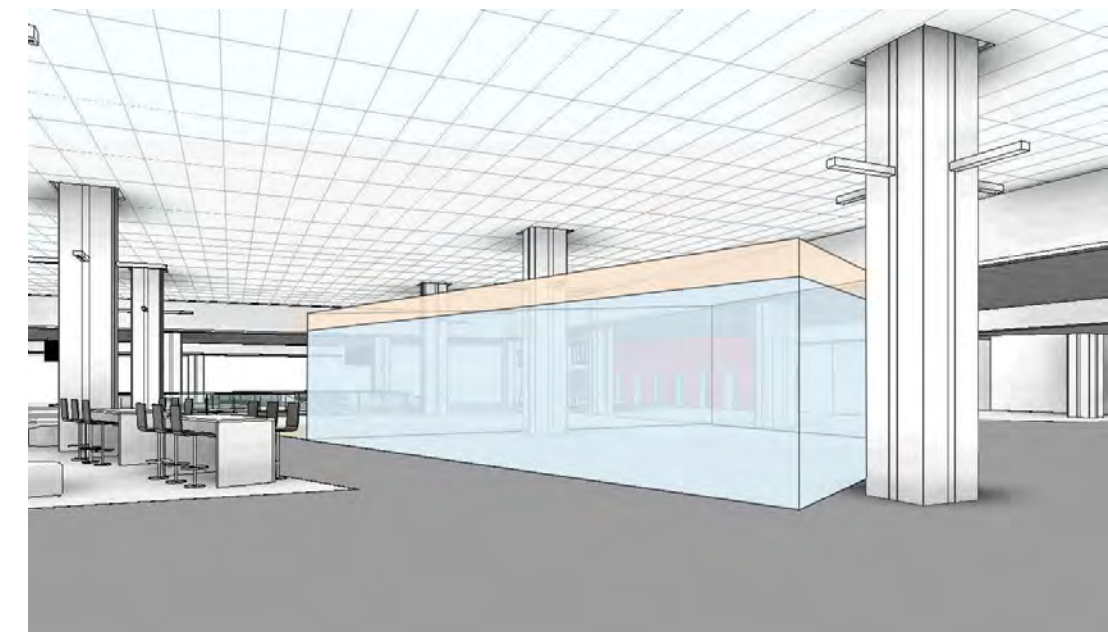
#### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL

#### KEY PLAN:



DC T-02 SECTION



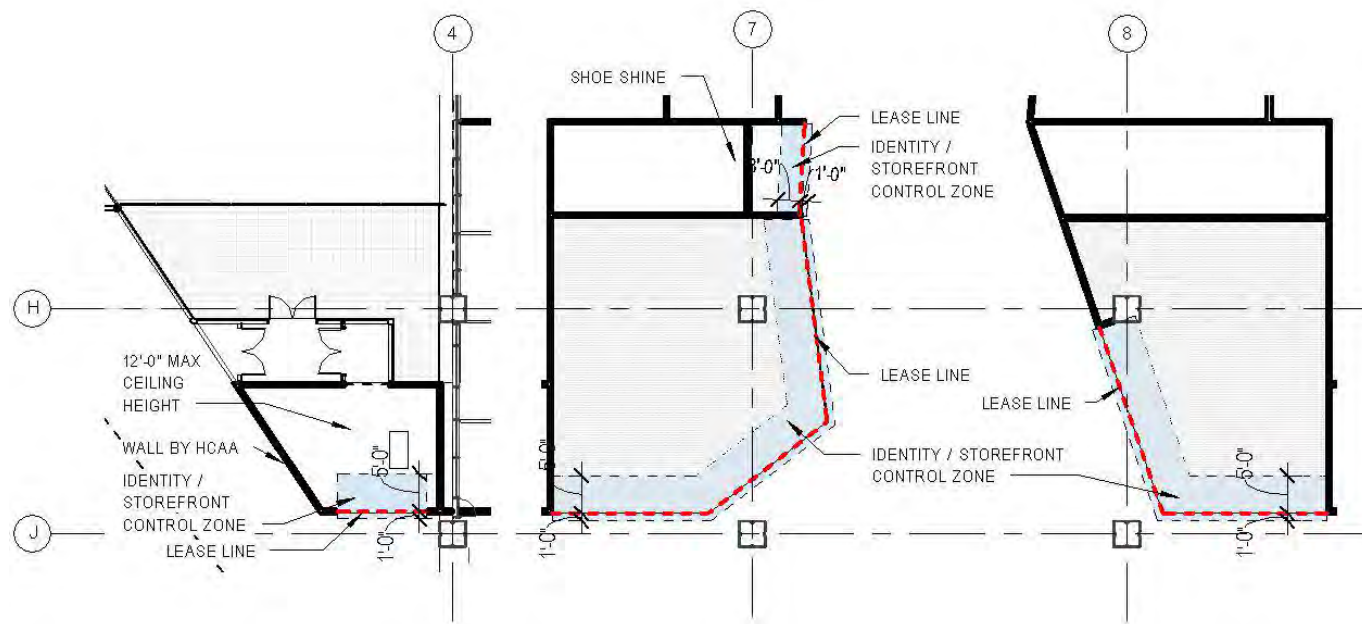
DC T-02 3D VIEW



## 2. BUILDING CONDITIONS



### 2.4.11.3 DESIGN CONDITION T-03:

Design Condition T-03 is located at the north, center section of the Transfer Level. These spaces are enclosed areas with the bulkhead/soffit matching the main wall finish. The space illustrated in the 3D image is space T-3-1747. If additional enclosure is desired for any of these spaces the tenant must submit to HCAA as part of the review process. Security is envisioned to be provided in the bulkhead zone or via folding or sliding wall panels. Existing conditions permit the ceiling in this area to be a maximum of 12'-0" aff. See section 3.3 Signage for further guidelines.

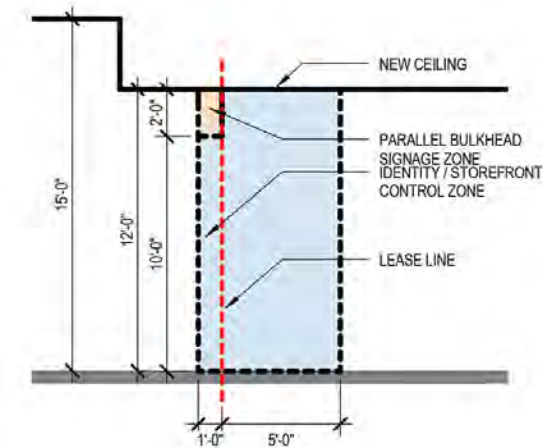
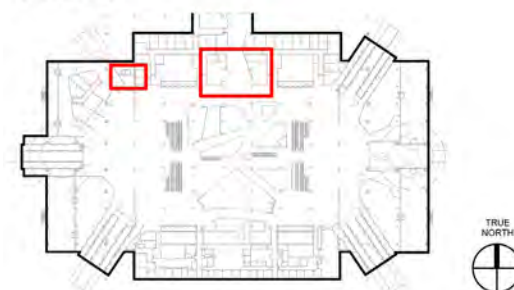


DC T-03 FLOOR PLAN

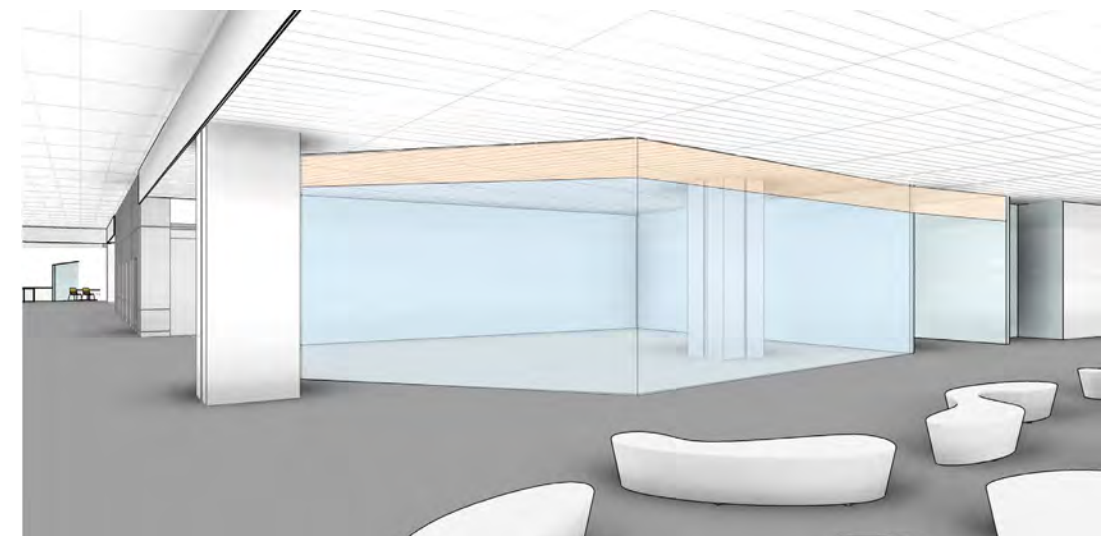
#### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL

#### KEY PLAN:



DC T-03 SECTION

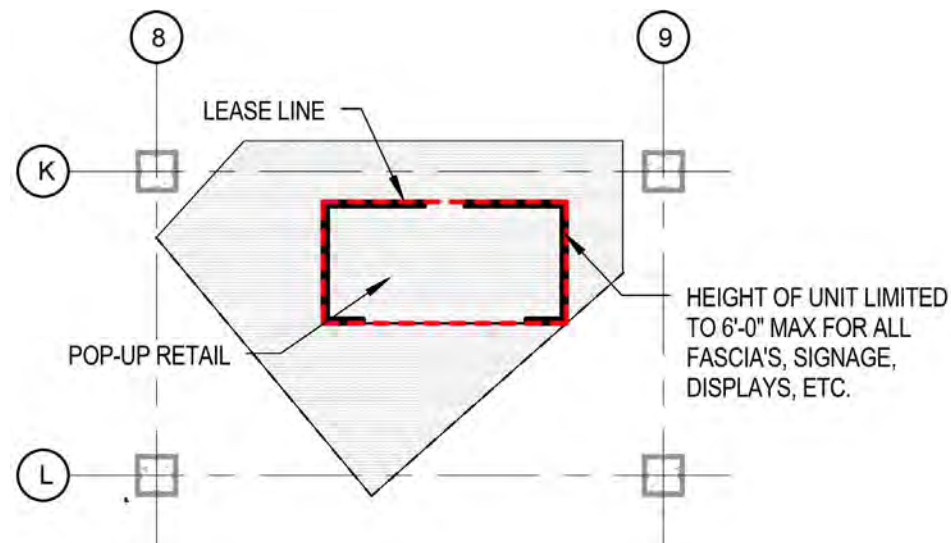


DC T-03 3D VIEW

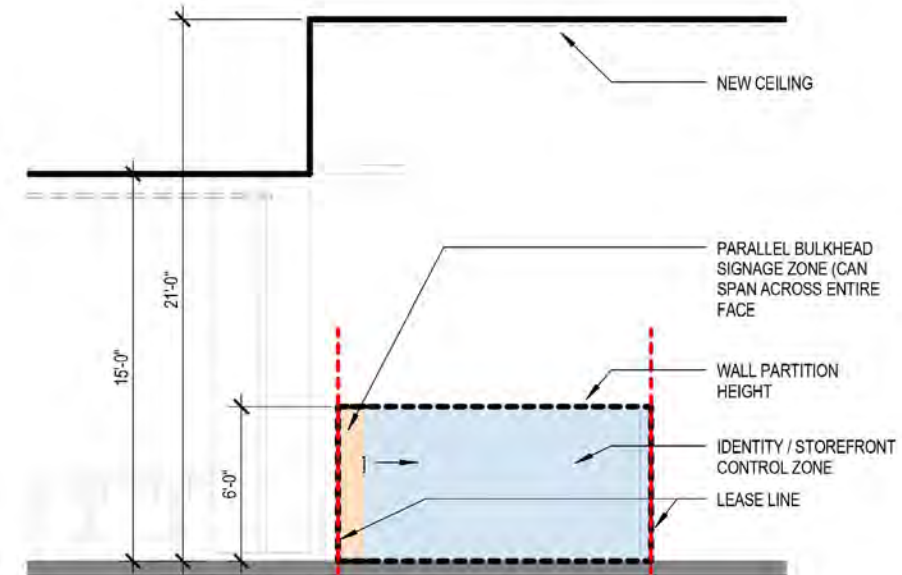
## 2. BUILDING CONDITIONS

### 2.4.11.4 DESIGN CONDITION T-04:

Design Condition T-04 is located at the north center of the Transfer Level. Space number T-3-1841 is illustrated below. This is a pop-up retail space with the tenant providing all space definition. HCAA will provide utilities to this space. No ceiling is permitted and the height is restricted to 6'-0". Special lighting conditions will be permitted subject to HCAA approval. See section 3.3 Signage for further guidelines.



DC T-04 FLOOR PLAN



DC T-04 SECTION

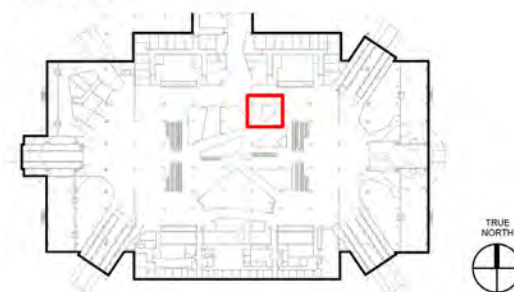


DC T-04 3D VIEW

### COLOR LEGEND

CONTROL ZONE	LOW ZONE / VARIES
PARALLEL BULKHEAD SIGNAGE ZONE	HIGH ZONE / 4'-6" MAX
OPTIONAL VERTICAL SIGNAGE ZONE	OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
BLADE SIGN	OPTIONAL HANDRAIL

### KEY PLAN:

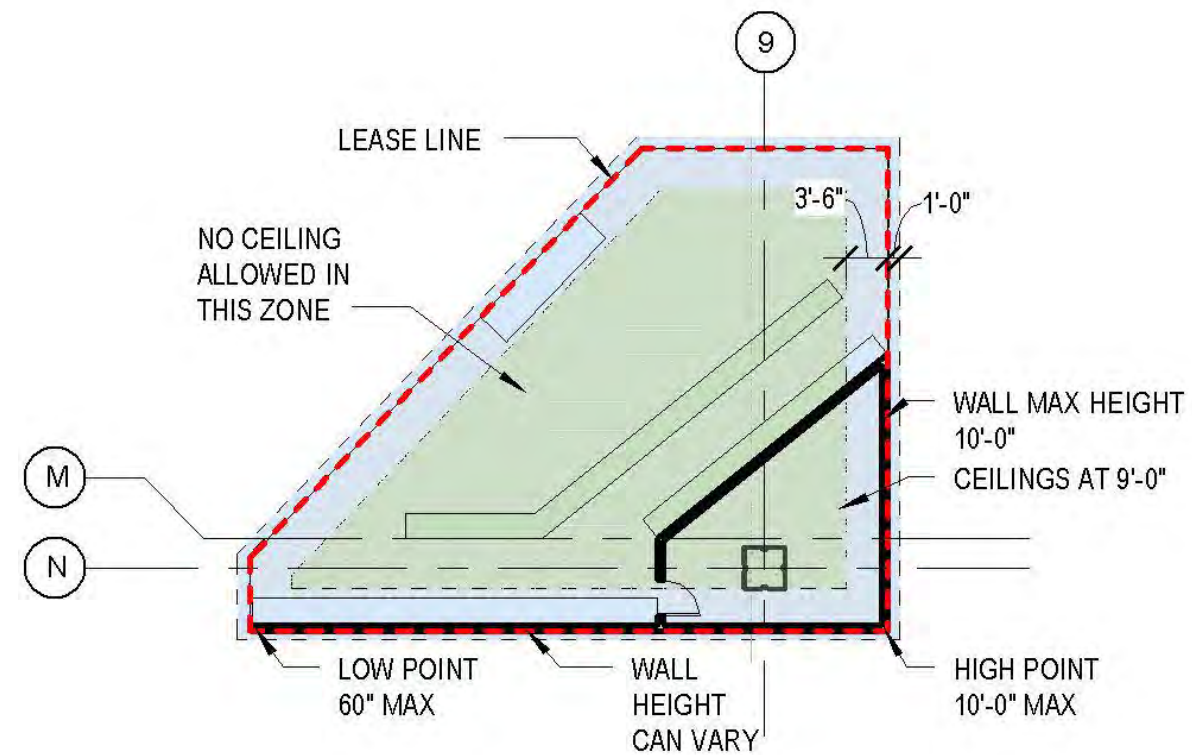




## 2. BUILDING CONDITIONS

### 2.4.11.5 DESIGN CONDITION T-05:

Design Condition T-05 is located in the center section of the Transfer Level. Per the LOD's this space is without any walls. There is a height limitation of 10'-0" aff for any build object, signage or lighting condition. The plan, section and elevation shown here are representational as only height and floor plan restrictions apply. However, only a limited amount of walls at 10'-0" high will be permitted regardless of the layout configuration. Walls, signage and lights by the tenant will not be allowed to be mounted on or engaged with the building column. This space is intended to be open, with low displays and seating accommodations. The one area indicated herein for high walls is the desirable high wall location due to visibility to all shuttle lobbies. Any space needing a ceiling should be held to a minimum due to ventilation. The space is identified as T-3-1847. HCAA welcomes creativity with this unit and openness is encouraged. Multiple 3D views will be required for the tenant submittal due to critical central location of this unit. See section 3.3 Signage for further guidelines.

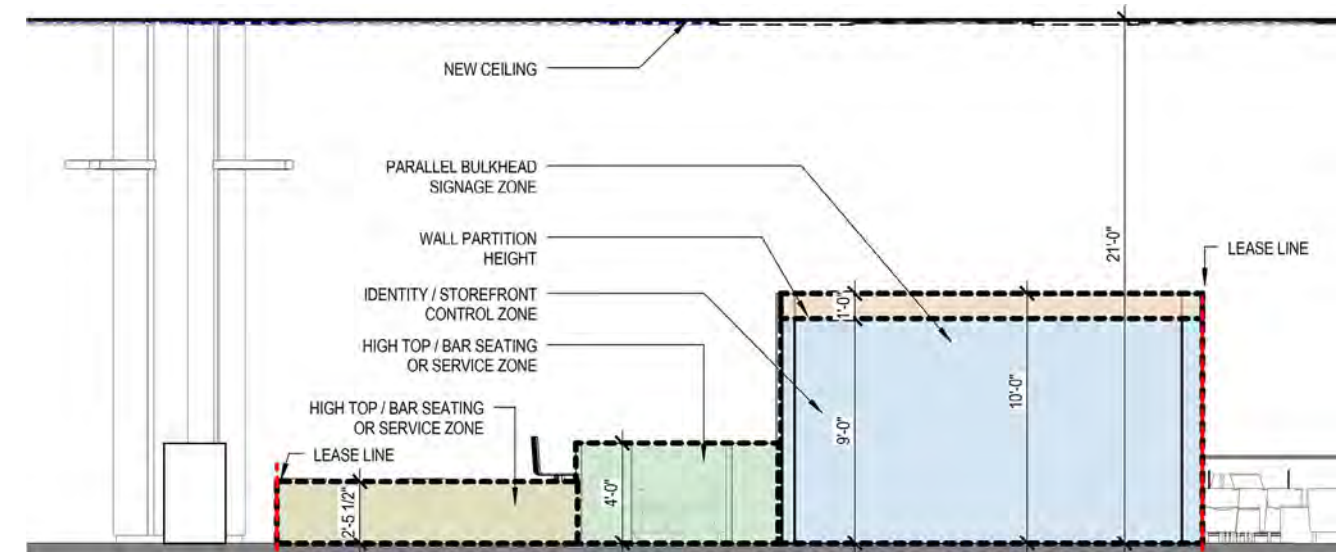
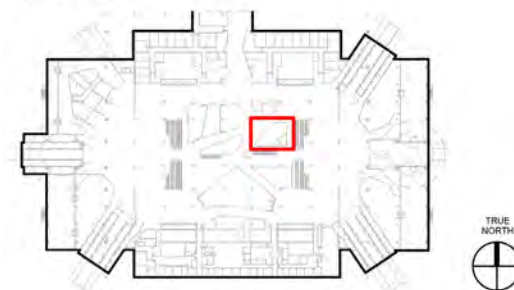


DC T-05 FLOOR PLAN

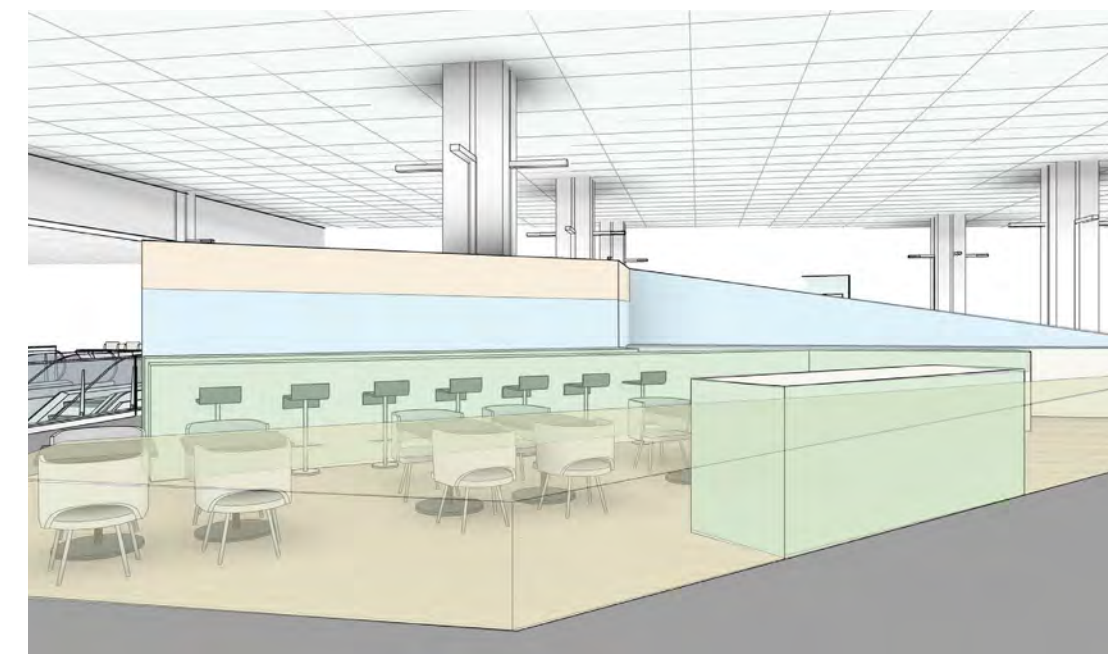
#### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL

KEY PLAN:



DC T-05 SECTION



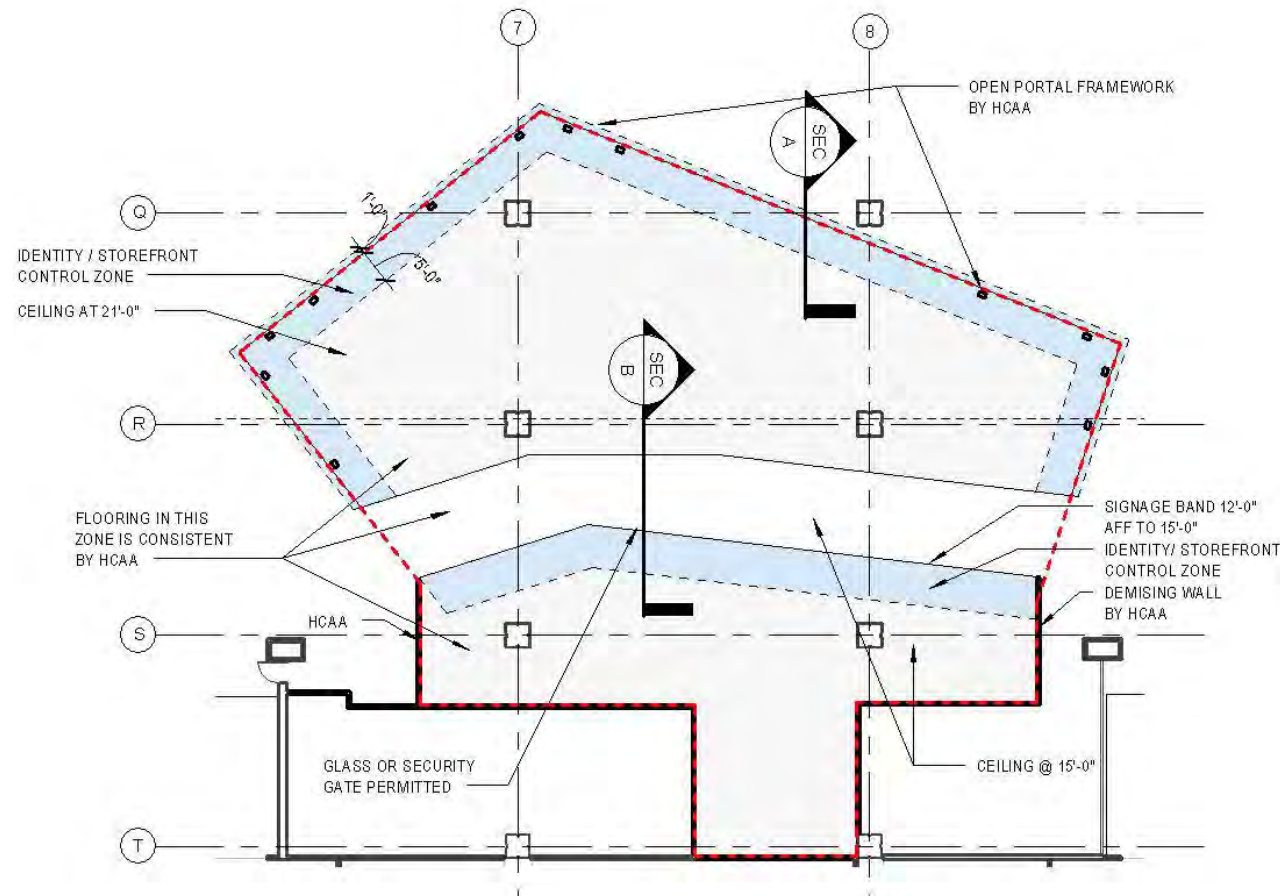
DC T-05 3D VIEW



## 2. BUILDING CONDITIONS

### 2.4.11.6 DESIGN CONDITION T-06:

Design Condition T-06 is located at the south center section of the Transfer Level. Space T-3-1875 & T-3-1953 are one tenant. This space is intended to be Life style / Department store retailing. Views are desired to be maintained through the area noted as T-3-1875 with definition given via the corner bulkhead structures. The minimal corner structures are not required but encouraged to define the space. In this zone no display, signage or structure can exceed 12'-0" so wayfinding remains clear. Display unit security is envisioned for merchandise. Space T-3-1953 will have full height closure on the sides and back. The HCAA provided flooring for both spaces and the corridor shown in white will be a single product to signify a unified space. Signage for T-3-1953 can extend from 12-15 ft above finished floor. See section 3.3 Signage for further guidelines.

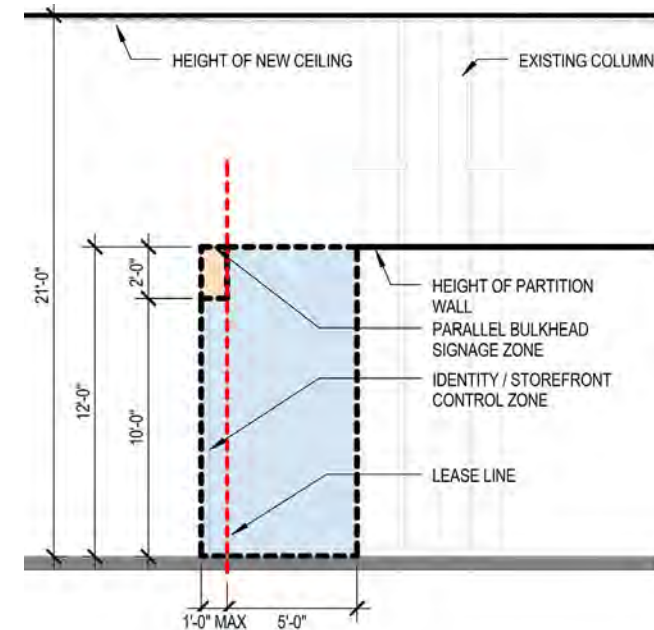
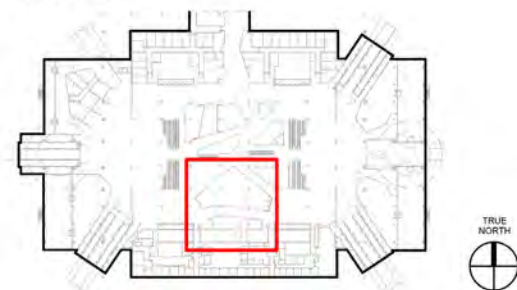


DC T-06 FLOOR PLAN

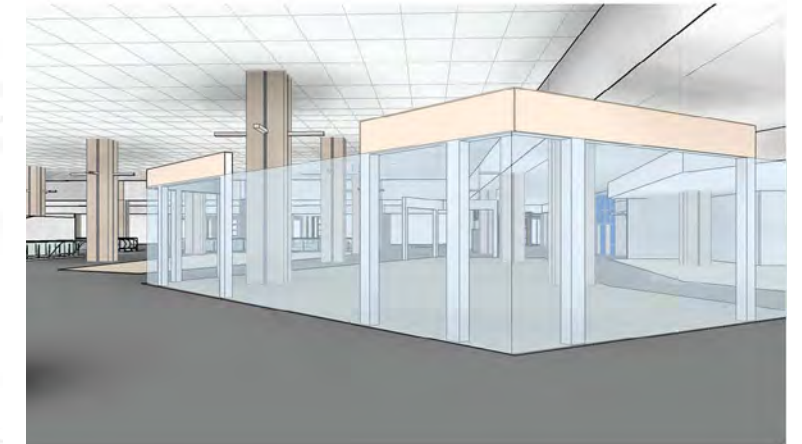
### COLOR LEGEND

	CONTROL ZONE		LOW ZONE / VARIES
	PARALLEL BULKHEAD SIGNAGE ZONE		HIGH ZONE / 4'-6" MAX
	OPTIONAL VERTICAL SIGNAGE ZONE		OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
	BLADE SIGN		OPTIONAL HANDRAIL

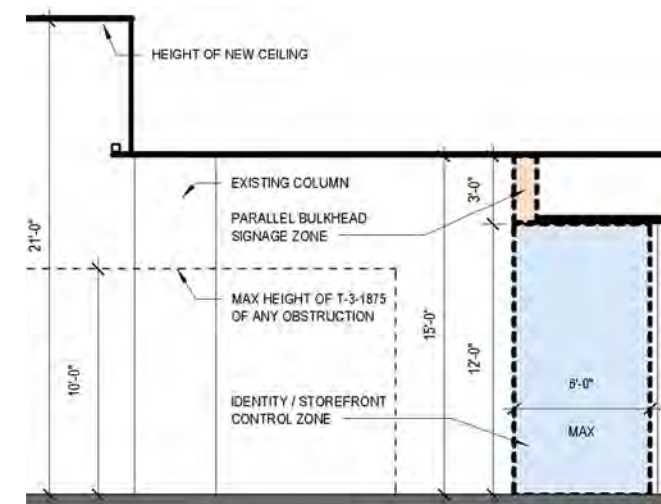
### KEY PLAN:



DC T-06 SECTION A



DC T-06 3D VIEW A



DC T-06 SECTION B

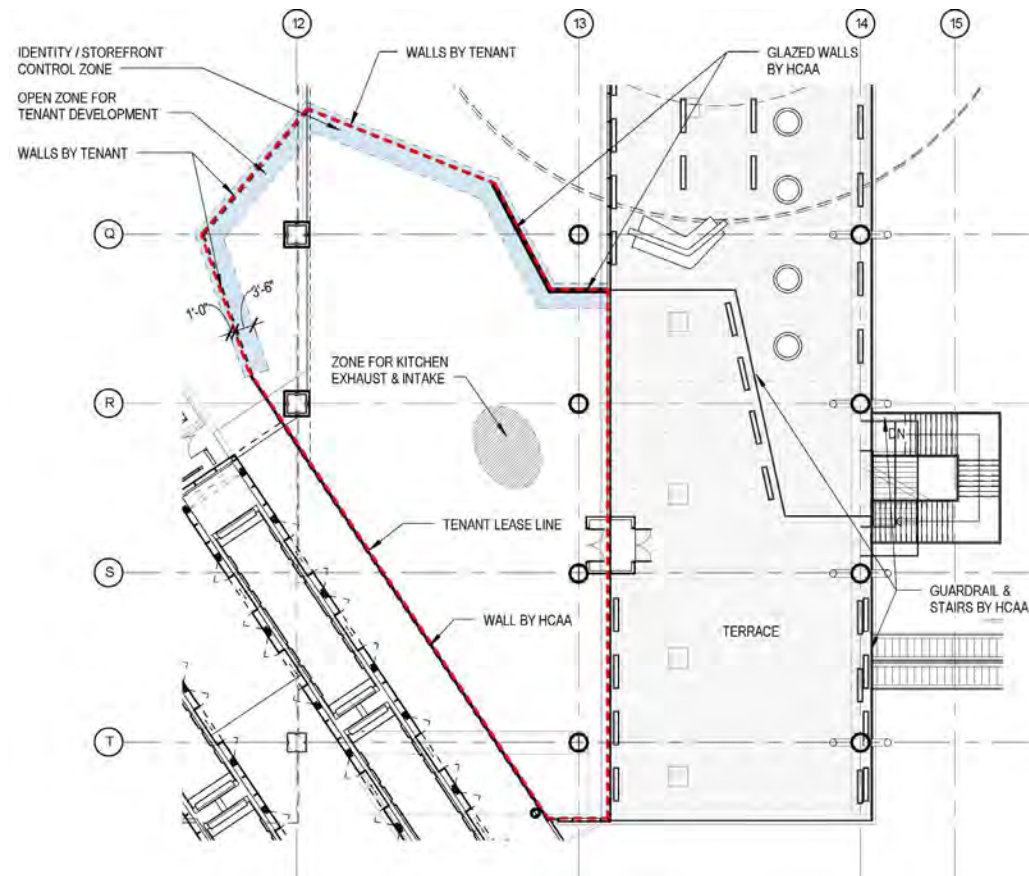


DC T-06 3D VIEW B

## 2. BUILDING CONDITIONS





### 2.4.11.7 DESIGN CONDITION T-07:

Design Condition T-07 is to the far east of the Transfer Level. HCAA is planning to construct glazed walls along the APM shuttle exit path and directly adjacent the curtainwall as indicated. The vendor has the opportunity to design and construct 3 identification walls or partial enclosure conditions. The space shown here is T-3- 1991. The height is restricted along column line 12 to a 12 ft ceiling, however toward the terrace the ceiling condition changes to a varied condition from 18 ft to 26 ft. Walls and roof caps needed around kitchen areas are to be kept to 12 maximum height. HCAA will provide the ceilings in all zones for consistency of ceiling height. Only emergency lighting will be provided, and all tenant lighting must be approved and coordinated with HCAA. See section 3.3 Signage for further guidelines.

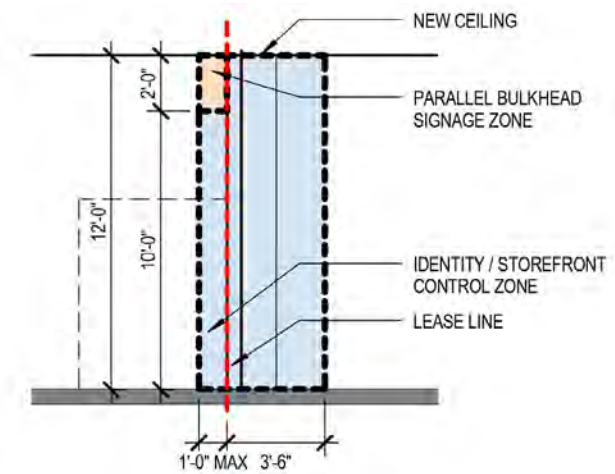
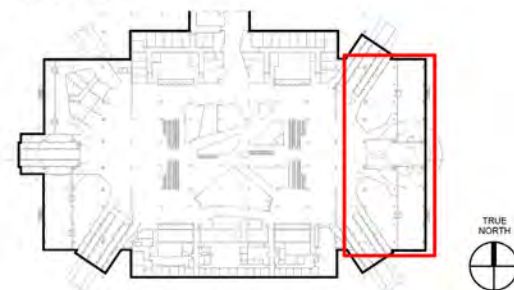


DC T-07 FLOOR PLAN

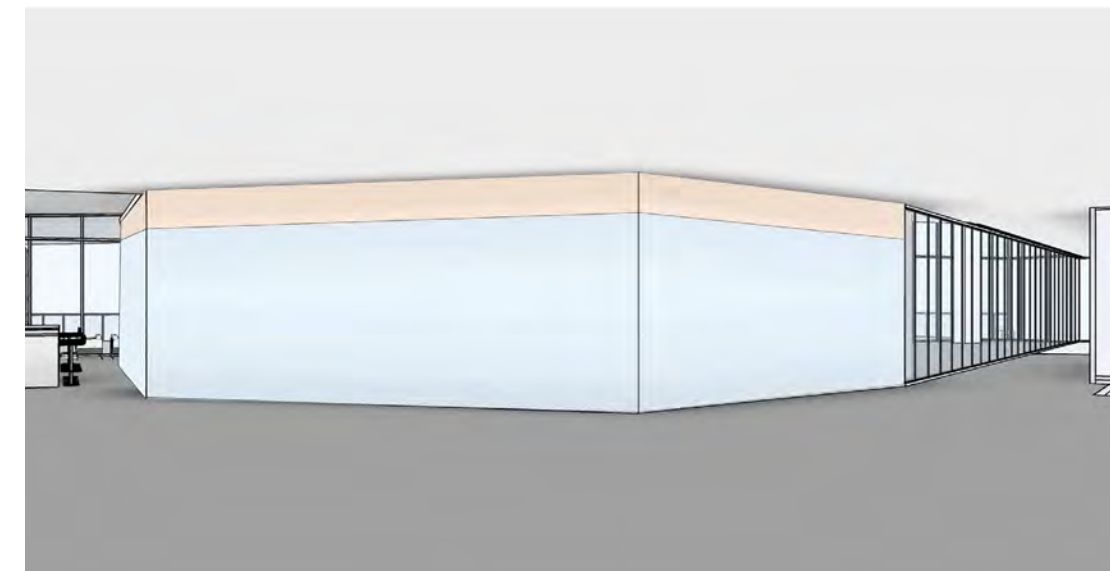
### COLOR LEGEND

 CONTROL ZONE	 LOW ZONE / VARIES
 PARALLEL BULKHEAD SIGNAGE ZONE	 HIGH ZONE / 4'-6" MAX
 OPTIONAL VERTICAL SIGNAGE ZONE	 OPTIONAL STOREFRONT / HANDRAIL SIGNAGE ZONE
 BLADE SIGN	 OPTIONAL HANDRAIL

### KEY PLAN:



DC T-07 SECTION



DC T-07 3D VIEW



## 2. BUILDING CONDITIONS

### 2.5 Establishing Base Building As-Is Conditions for Each Space

Dimensions and details shown in the Concessions Design Criteria Manual of existing/provided building conditions are intended for reference only. It is the responsibility of the tenant to confirm existing conditions and to document any deviation in the existing condition with actual details for the Authority's review and approval.

For specific details of Authority provided utilities, see Sections 8, 9, 10, 11, and 12.





# SECTION 3 DESIGN CRITERIA

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC 06.05.2015**

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 3. DESIGN CRITERIA

### 3.1 Tenant Space General Guidelines

#### 3.1.1 Storefront

*The storefront consists of the Authority-provided neutral frame and tenant-provided store enclosure. An Identity/Storefront Control Zone, defined in Section 2.4, within the lease line has been established as a transition between the concourse circulation and the tenant store interior.*

The concession design should allow for dynamic storefronts that accommodate three-dimensional storefront fixtures that protrude out toward the concourse. The amount of the projection is defined in the specific design condition. The projection into the concourse must not negatively impact wayfinding or passenger circulation and is subject to the Authority's approval, which may be withheld at the Authority's sole discretion. Concession storefronts that are offset, angled, or curved and not parallel to the concourse can also greatly improve visibility.

##### 3.1.1.1 Neutral Frame

The neutral frame provides the demarcation between tenant and base building finishes. The Authority provides the neutral frame. The tenant is responsible for providing a 3/4" black reveal between the neutral frame and the tenant improvement store enclosure. No reveal is required when using frameless (butt joint) glazing against the neutral frame. As a design option, the Authority will consider the tenant's storefront design to be seamless and incorporate the neutral frame.

##### 3.1.1.2 Storefront Guidelines

The storefront design is critical to creating the identity for In-Line concessions. High quality storefront design will assist in establishing TPA as a leader in airport concessions. Storefronts are to be easily legible and well maintained. Storefront construction maybe securely anchored to the base building structural system where such support is required. Structural conditions vary throughout the Airsides and Main Terminal. Many design conditions contain existing building structural elements within the Identity / Storefront Control Zone.

##### 3.1.1.3 Openness/Transparency

Tenants are required to maintain a minimum 60% transparency (either open or clear glazing) below and next to any structure or base building soffits/neutral frames located within the lease line or Identity/Storefront Control Zone. This percentage applies to each side of a tenant's space at a corner condition. Concessionaires may treat either or both faces as the primary means of entrance and egress.

##### 3.1.1.4 Storefront Materials

Storefront finish materials shall be extremely durable, high quality, and easily maintained. Storefront materials must appear different from the adjacent Airport finished spaces so that passengers can distinguish the tenant from the Airport spaces. This can be achieved through color, texture, pattern, or materials.

Note that Airport finished space materials differ in each Airside and in the Main Terminal. It is the tenant's responsibility to determine the materials and finish of adjacent Airport finished spaces, and then choose materials to differentiate their space. All finishes are subject to the Authority's approval.

Acceptable materials include:

1. Decorative finished metals such as polished chrome, anodized aluminum, stainless steel, and zinc.
2. Natural stone products such as marble, granite, or limestone.
3. Ceramic or porcelain tile, thru body products only.
4. Top quality hardwood.
5. Rough sawn, re-used, or recycled lumber; rough sawn cedar; or other unfinished woods with the Authority's approval and if consistent with the tenant's generally recognized trade dress.
6. Glass Fiber Reinforced Concrete (GFRC) material.
7. Tempered glass.
8. Solid surface, quartz, ultra high strength concrete.

Use of the following materials on the storefront and within the Identity Control Zone is strictly prohibited:

1. Large areas of plain, smooth, painted gypsum board.
2. Highly textured paint or stucco, masonry with highly textured surfaces, or sharp corners.
3. Vinyl wall covering, fabric, or wallpaper. Decorative murals are subject to ACD approval.
4. Engineered/simulated versions of any material such as brick, stone, or wood.
5. Plastic laminates. High impact plastic laminate with edge treatment may be considered by the ACD.
6. Pegboard, slat board walls, or fixture systems.
7. Simulated paneling pre-finished or scored plywood products, and diagonal wood siding.
8. Lapped siding composed of wood, vinyl, or aluminum and shingles, cork, or wall mounted carpet.

Base:

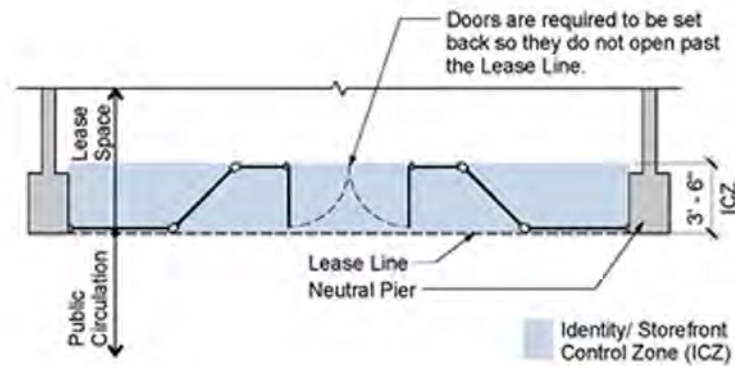
1. All storefronts, excluding doors, must have a 6" minimum base of durable material such as granite, marble, stone, terrazzo, stainless steel, or other durable material anchored to a solid backing.
2. Tempered Glass to the floor
3. Vinyl, rubber, brass, pre-finished metals other than stainless steel, plastic laminate, or wood bases are not allowed.

### 3. DESIGN CRITERIA

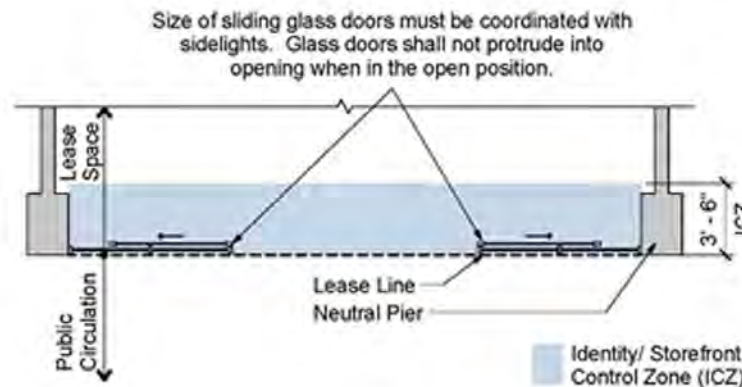
#### 3.1.1.5 Store Entrances

Recesses, angles, and other devices designed to break up the length of the flat storefront are acceptable. All interior storefront glass is to meet the openness/transparency requirements of this manual (Section 3.1.1.3). All storefront designs are subject to the Authority’s approval, which may be withheld at the Authority’s sole discretion.

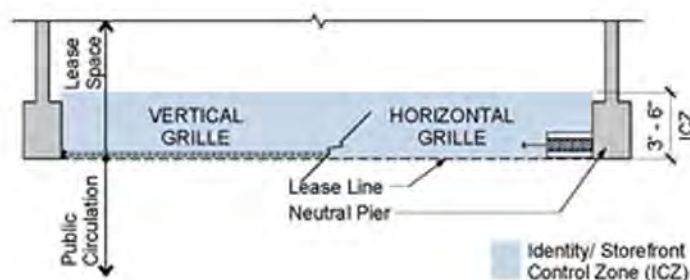
All storefronts must be self-supporting. Storefronts must be buffered from the neutral frame and base building by a black 3/4” reveal (Section 3.1.1.1, Neutral Frame) and cannot suspend from it or be braced by it. Bracing to structural columns and beams may be allowed; however, no penetrations are allowed in concrete columns or beams. Structural connection must be developed by a licensed structural engineer and is subject to approval by the Authority.



Swinging Door Requirements



Sliding Door Requirements



Grille Requirements

#### 3.1.1.5 Store Closures

All storefront closure doors, if included in the storefront entry design, shall be provided by the tenant. Closure doors shall be one of the following:

1. Single track frameless glass sliding doors
2. Aluminum and glass sliding doors with concealed storage
3. Sliding aluminum grille doors with recessed top hung track in an approved finish. Infill panels for folding screens are to be tempered glass, not Plexiglas/Lexan.
4. Swing doors – glazed preferred.

Closures may not have thresholds or bottom tracks and must maintain a minimum of 1/4” undercut to clear all adjacent floor surfaces.

If swing doors are used, a setback of 36” minimum from lease line is required to allow for door swings. No part of any door shall extend beyond the storefront lease line into the Airport’s public corridors except when required by code. Allowable doors include: multi-pane glass, fully glazed, or frameless glass doors on pivots.

Coiling horizontal/tracking grilles are acceptable in all concession areas. Coiling vertical grilles are permitted at concession areas where architectural and structural conditions allow. All coiling horizontal/tracking grilles must be suspended from the soffit above, and the suspension must be designed by a structural engineer with supporting data indicating the existing structure can accommodate the loads.

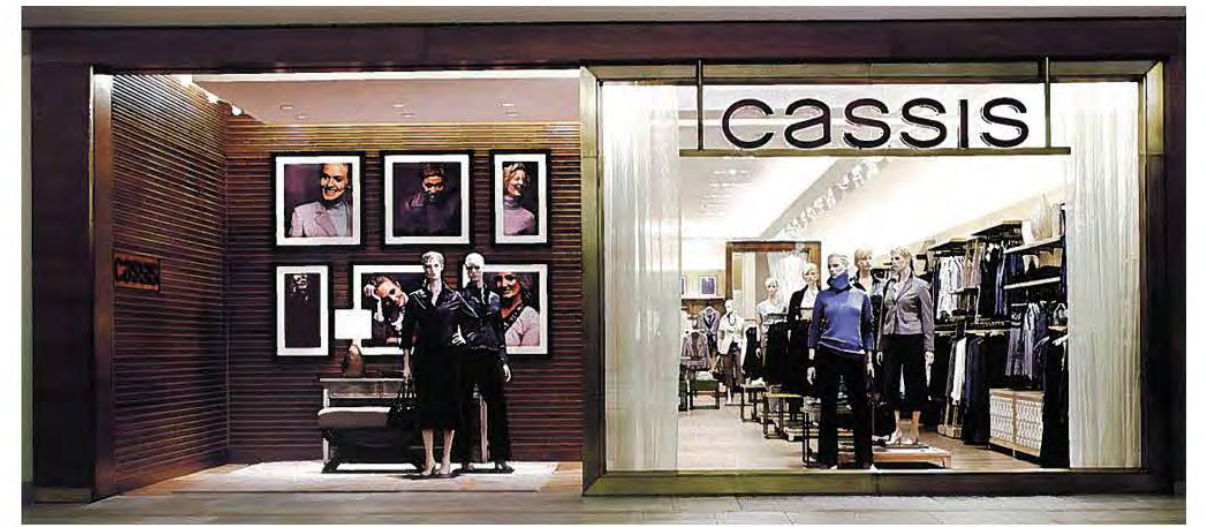
All portions of coiling vertical/horizontal grille frames or tracks that are visible must match the metal finishes used elsewhere in the storefront. Grilles must be fully concealed when not in use. Sliding chain “paw broker” type closures are not permitted. The structural support for the grilles must be hidden and incorporated in the tenant’s storefront design.

For smaller display cases and freestanding units, a lighter, fabric type or roll down enclosure is acceptable. Other lighter enclosures for low display cases will be considered, subject to the Authority’s approval, which may be withheld at the Authority’s sole discretion.



### 3. DESIGN CRITERIA

#### 3.1.1.6 Storefront Examples (as reference)





## 3. DESIGN CRITERIA

### 3.1.2 Merchandise Displays

Merchandise displays consist of fixtures, raised platforms, props, furniture, mannequins, etc. These elements are to be consistent with the space in both design and materials. Merchandise display designs are critical in expressing the theme of the retailer. Display cases may compose 25% of the counter frontage when not exceeding 4 feet - 6 inches in height above the finish floor.

The fixture layout should allow for passengers with hand-held luggage, bag carts, and baby strollers, as well as persons in wheelchairs who need maneuvering room. Any equipment used in the store visible to the public must be compatible with the store design.

1. Displays providing direct service must be set back a minimum of 2'-0" from the lease line to provide adequate circulation and queue space.
2. All displays visible to the public are restricted to durable, non-porous, easily cleanable materials. Display unit backing, front, shelving, and countertop materials are limited to the following:
  - a. Stone or other hard surface materials
  - b. Stainless steel or other metal
  - c. Solid surface materials
  - d. Glass
  - e. Ceramic or porcelain tile
  - f. Hardwood
3. Simulated natural products and metal and plastic laminates are not acceptable materials for display design. However, high impact laminates may be allowed but are subject to the Authority's approval.
4. Display recesses, angles, and other devices can be used to break up the length of the flat front.
5. All display fronts are to have a 6" high by 4" deep recessed toe space. The face of this base should be covered in the same material as the adjacent floor or other durable material such as tile, stone, and stainless steel.
6. A personnel access door in a merchandise display front is permissible where no rear entry is available. It must be concealed by matching the adjacent display front materials. Hinges and hardware must be concealed.
7. All take-away counters must have a section that meets ADA accessibility requirements (see Section 4.1.6, Accessibility Standards).
8. Wall displays must have proper reinforced backing or be supported by high gauge metal studs.

### 3.1.3 Flooring Materials and Transition

All flooring materials must be approved by the Authority. The following is a list of guidelines:

1. The level of the finished floor within the shell space is to correspond exactly to that of the adjacent existing Airport finished floor at the lease line, unless prohibited by existing conditions and approved by the Authority. If approved by the Authority, the tenant is responsible for providing a code compliant transition between the tenant space floor level and building floor level. Depressed floor slabs will not be permitted. All structural modifications and in-fills must be approved by the Authority. The tenant is responsible for verifying the type and condition of the adjacent existing Airport finished floor.
2. Stone, porcelain or ceramic tile, marble, thin set terrazzo or commercial quality plank wood, and high quality carpet are acceptable flooring materials. The use of vinyl, rubber, VCT, floor paint, sealed concrete, brick or simulated brick, laminate flooring, cork, or other low quality, low durability material deemed unacceptable by the Authority is not permitted in public areas. All materials shall comply with applicable law and be slip-resistant. Certain floor materials may be considered for approval by the Authority in special cases.
3. The tenant must provide a durable, continuous base at all walls within the tenant space. The material must complement the flooring and be compatible with the storefront. Rubber, vinyl, soft woods, and carpet base are not acceptable in any area within public view.

4. In all tenant areas, a continuous waterproofing membrane, 60 mils minimum thickness, must be installed prior to the finish floor and base material. This material must wrap 6" up on the adjoining walls. Waterproofing must be tested before finishes are installed.
5. If damage has occurred during construction, the tenant is required to repair and replace adjacent Airport flooring within the entry zone at the front of the storefront enclosure to provide a continuous floor material, to the extent of the damage.
6. If the tenant's space requires floor penetrations, the tenant's contractor is required to provide non-destructive testing of the slab/structure (x-ray) before cutting, drilling, or otherwise penetrating the existing composite slab. The Authority is to be notified of the exact location, in writing, prior to any penetration. The tenant's structural engineer is required to review the images of the non-destructive test and provide their design and approval of all floor penetrations.
7. The tenant is to control water from drilling or cutting operations. Surfaces below such operations must be protected. The tenant is responsible for the cost of any damages sustained during such procedures.
8. Tenants are not permitted to construct mezzanines or raised platforms in their spaces without the written approval of the Authority.
9. If an expansion joint occurs within the tenant space, it shall be the tenant's responsibility to maintain the integrity of this joint. The tenant must install the finish material to the joint in a professional manner that is consistent with the architectural approach throughout the Airport Terminal or Airsides.

### 3.1.4 Ceilings

The overall ceiling height within the tenant's space is to be a minimum of 12'-0" if existing conditions permit. Open ceilings or exposed structure treatments are allowed, but are subject to the Authority's approval. See Section 13.1 Concessions Addenda for any additional ceiling requirements. All ceiling material must be noncombustible, equal to Class A installation. Ceiling finishes must have a flame spread rating to meet current code requirements. *The plenum must be accessible.* Ceiling furr-downs or bulkheads are permitted. However, furr-downs or soffits must ensure access to plumbing or HVAC equipment either through design placement or access panels.

*All damage to existing concourse ceilings will be repaired by the tenant at the tenant's expense. All repaired ceilings must match the existing construction exactly.* Ceilings in food and beverage spaces are to comply with all governing Health Department requirements. The following are specific requirements for ceiling conditions:

1. Tenants are to limit gypsum board soffits and ceilings that are furred down. Stained wood beams or gridded soffits are ways to add interest to the ceiling. Ceilings must be accessible for maintenance. Other materials may be approved by the Authority.
2. A 2'x2' regular grid system is a minimum standard for lay-in ceilings in public areas; a 2'x4' grid system may be used in back-of-house areas. All ceilings are subject to the Authority's approval.
3. All grills and diffusers are to be flush mounted in the ceiling and painted to match. All access panels must have an insert of the ceiling finish material.
4. Any exposed ceilings must be reviewed and approved by the Authority.

## 3. DESIGN CRITERIA

### 3.1.5 Interior Walls and Doors

All finishes on interior walls and doors are subject to the Authority's approval.

1. Materials are to have a permanent lasting appearance, and they must be impact and soil resistant.
2. The following materials are not permitted within the tenant space:
  - a. Imitation natural materials, such as simulated wood, brick, or laminate.
  - b. Pegboard walls or fixture systems.
  - c. Painted gypsum board surfaces below 48".
  - d. Window coverings.
  - e. Slat wall material, unless of higher quality materials and finishes and subject to the Authority's approval.
  - f. Siding composed of wood, vinyl, aluminum, or Masonite.
3. Interior doors must be solid core, minimum 5 ply, Grade 1, or hollow metal, and the quality of the finish should be similar to that of the walls. Stainless steel kick plates and door closers are required on back service doors.
4. Non-monolithic materials such as thin set tile or sheet goods that are used where exposed outside corners occur must have integral corner guard treatments from the manufacturer or a stainless steel guard from the floor to a height of 48". Thin set tile shall not be used on any movable component.
5. Stainless steel ball bearing hinges are required on all doors.
6. Food preparation areas must have cement board, or other water resistant material, extending from the floor up to 6" to accept the waterproofing membrane. Water resistant drywall or other water resistant substrate compatible with finish material should begin at the cement board 6" above finish floor and is required on all walls.
7. All interior wall finishes must meet the flame spread and smoke developed code requirements.

### 3.1.6 Demising Walls

*The base building will provide demising wall studs and GWB only as indicated on the Contract exhibits.* The tenant is required to provide finishes to the contract side of these walls to maintain separation requirements as reflected in the Contract exhibits. If fire rated walls or other existing construction must be opened or cut through to extend services to a tenant's space, *the tenant must preserve the original rating and construction and provide UL Listed fire proofing penetration protection.*

All tenant walls are to be finished. Tenants requiring security protection may install expanded wire mesh or weld wire fabric within the return-air opening above walls.

Tenants must comply with acoustical requirements in the demising wall and in accordance with the acoustical requirements in Section 3.5.1.

### 3.1.7 Tenant Support

Tenant support spaces consist of storage rooms and concession offices. The following finishes are acceptable in these spaces with the Authority's approval:

1. Carpet – broadloom or carpet tile
2. Resilient flooring – vinyl & rubber, sheet or tile
3. Vinyl composition tile
4. Porcelain or ceramic tile
5. Other finishes subject to the Authority's approval

### 3.1.8 Base Building Columns Adjacent or Within Tenant Space

For base building columns adjacent or within tenant space, the tenant shall provide a permanent column enclosure constructed of metal studs and drywall. Construction of the permanent enclosure shall not impact the base building

fireproofing if applicable. Tenants should maintain a minimum 1" clearance between the column concrete or fireproofing and the column enclosure stud.

The tenant may provide a decorative column wrap over any permanent column enclosure per the design criteria for storefronts and concessions. Signage or display elements incorporated in the column wrap must be pre-approved by the Authority.

### 3.1.9 Base Building Windows

For tenant spaces that include a perimeter with existing exterior glass walls/windows, all views shall be maintained as much as possible, especially within food and beverage locations.

No attachment to base building window frames will be allowed.

No window coverings will be allowed without prior approval by the Authority. When allowed, window coverings must match the base building and be maintained by the tenant. It is the tenant's responsibility to verify the existing window covering type and construction prior to design/construction.

### 3.1.10 Retail Trash, Storage and Deliveries

Concessions proposal must include design and operational / procedural plans for the logistics of trash removal, merchandise storage, and merchandise deliveries for approval by TIA. All stocks and supplies must be concealed from view and from the traveling public.

## 3.2 Special Requirements for all Food and Beverage Tenants

### 3.2.1 General Design Guidelines

1. Food and beverage tenants are required to meet all Health Department requirements.
2. Food and beverage tenants are required to use nonporous, cleanable materials for ceilings above the preparation and serving areas.
3. If the food tenant preparation area is an integral part of the visible service area, it must meet all storefront criteria for finishes and lighting. If the food tenant preparation area is not intended to be part of the visible service area, a separation wall is required, and all doors must have automatic closers. Any food pass-through openings are to be minimal in size and are subject to the Authority's approval. Pass throughs must be 48" AFF minimum
4. Any clutter or unsightly equipment such as boxes, shelves, sinks, etc. are to be fully concealed from public view.
5. Floors in kitchens, food preparation and storage areas, and counter and beverage service areas must be installed over a membrane waterproofing system, minimum 60 mils thick, that results in a fully waterproofed surface, including a 6" high cove base backed with the membrane waterproofing.
6. Food and beverage tenants that use cooking oil in their cooking facilities are required to provide a cooking oil reclamation, pumped and piped system to a storage tank near the loading dock facilities. *See the Provisions Summaries and Authority Responsibility Matrices in Section 8 through 12 for more detail on the piping provided by the Authority. If any piping is required beyond the piping provided by the Authority, the tenant must provide the extra length of piping and any modifications required by this addition. See the Concession Tenant Operations Manual for specific operations requirements.*
7. Most of the Airsides use electricity for their cooking equipment. Gas is only available in Airside C and the Main Terminal. All Airsides use a combination of 480V and 208V panels to feed all cooking loads.
8. Airside F has a Marche area available for new tenants (space No. F-2-5611). The available voltage at that location is 480V, 3-phase

## 3. DESIGN CRITERIA

9. Food and beverage tenants required to provide a railing around the perimeter of their seating area (refer to LOD for specific locations) may provide at their option an acceptable alternate applied flooring in accordance with Section 3.1.3, to be approved by the Authority. All flooring transitions must be provided in accordance with ADA requirements.

### 3.2.2 Take-Away Counters

Take-away counter design requirements:

8. Counters must be set back a minimum of 3'-6" from the lease line to provide adequate circulation and queue space. The design should require customer queuing to be parallel to the storefront with no queuing outside the lease line in the concourse. Soft and hard type queuing can be proposed, provided the allocated space is within the tenant's space. However, if a tenant can demonstrate that the requested queuing outside lease lines would not interfere with terminal circulation, this would be considered for approval by the Authority. Approval may be withheld at the Authority's sole discretion.
9. All counters and back walls visible to the public are to be restricted to durable, non-porous, easily cleanable materials. Counter front and countertop materials are limited to the following:
  - Stone
  - Stainless steel
  - Solid surface materials
  - Tempered glass
  - Ceramic or porcelain tile
10. Simulated natural products and metal and plastic laminates are not acceptable materials for countertops. However, high impact laminates may be allowed at counter fronts subject to the Authority's approval.
11. Counter front recesses, angles, and other devices can be used to break up the length of the flat front.
12. All counter fronts are to have a 6" high by 4" deep recessed toe space. The face of this base should be covered in the same material as the adjacent base or other durable material.
13. Trash receptacles for customer use must be concealed in furniture or built into the countertop millwork.
14. Napkins, condiments, utensils, straws, and trays must be set back a minimum of 6" from the front of the counter and dispensed from permanent holders recessed into the front countertop or adjacent area.
15. A personnel access door in a counter front is permissible where no rear entry is available. It must be concealed by matching the adjacent counter front and countertop materials. Hinges and hardware must be concealed.
16. All take-away counters must have a section that meets ADA accessibility requirements.

### 3.2.3 Grab & Go Units

If permitted for a space, Grab & go areas must be built-in as a part of the overall concept. All built-in areas must be approved by the Authority.

Built-in grab & go area design guidelines are as follows:

1. A grab & go area incorporated into the overall concept must have a setback of 3'-6" from the lease line; this allows for a queuing area and does not impede with the normal operations in the terminal. However, if a tenant can demonstrate that the requested queuing outside lease lines would not interfere with terminal circulation; this would be considered for approval by the Authority. Approval may be withheld at the Authority's sole discretion.
2. Additional signage for the grab & go area will require approval from the Authority.
3. Maximum counter height is 34" above finished floor.
4. All units must have a 6" high by 4" deep recessed toe space. The face of the base should be covered in the same materials as adjacent base or materials that are part of the overall concept.
5. All walls and surfaces visible to the public are restricted to durable, non-porous, easily cleanable materials. Materials are limited to the following:

- Stone
- Stainless steel
- Solid surface materials
- Tempered glass
- Ceramic or porcelain tile

6. Simulated natural products and plastic laminates are not acceptable materials for countertops.
7. High impact laminates may be used on the unit side and front if edges and corners are properly treated with corner guards or stainless steel edge trim. All materials are subject to approval by the Airport Concessions.
8. Laminates are not permitted on toe-kick areas of displays, counters, or other furniture unless formal permission is given in writing.
9. If provided, trash receptacles for customer use must be concealed or built into countertop millwork or enclosed in furniture that blends with the design of the space and meets the design requirements for counters.
10. Countertop displays, trays, racks, and shelving must be set back a minimum of 6" from the front of the counter and must remain neat, orderly, and properly stocked.
11. A personnel access door in the countertop is permissible. It must be concealed by matching the adjacent counter front and countertop materials. Hinges and hardware must be concealed.

### 3.2.4 Display

Following are specific requirements for display of food and beverages:

1. For front counters - the use of built-in glass display cases is allowed. They should be a maximum of 5'-0" high above finish floor and must be constructed of a clear glass front, with stainless steel, brass, or other bright metal, and must sit on a standard 6" base. The width of display cases cannot exceed 25% of the counter frontage. Pre-fabricated display cases on countertops are not allowed.
2. All display cases must be lighted and vented. Light sources must not be visible. The sides and back of the inside of the case may be mirrored.
3. No displays or signs are permitted in the public concourse beyond the Identity Control Zone.
4. For back counters - storage units or pre-fabricated display cases may be installed at the tenant's option at the back of the service area. Any such unit must adhere to the counter or display case specifications mentioned for materials above, except that storage counter doors must be polished stainless steel.

### 3.2.5 Equipment

1. Tenant equipment on counters is to be set back a minimum of 6" from the front counter edge and recessed into the countertop so that no portion exceeds 4'-6" high above finish floor.
2. Self-serve drink dispensers may exceed this height upon review and approval of the Authority.
3. Beverage machines and other miscellaneous equipment on the counter are subject to the Authority's design review.
4. Equipment cords and unfinished equipment backs should be screened from public view at all times, including the backs of transaction computers and printers.
5. Items such as paper goods and supplies are to be stored in areas not visible to the public.
6. Provide required mounting blocking to support equipment.



## 3. DESIGN CRITERIA

### 3.3 Signage Criteria

The Authority and its tenants are largely responsible for the first and last impressions of many visitors to the Tampa Bay region. Customer experience and comfort should always be the most important factor in the design of passenger flow, queuing, and marketing strategy.

The signage program is an essential component of the overall design of the Terminal and Airsides and plays a key role in the retail environment. All signage guidelines herein are representative of general concessionaire tenant design requirements and are not intended to prescribe store and restaurant sign designs. Tenants are encouraged to present state-of-the-art sign designs for their stores and restaurants. Tenants are allowed and encouraged to present their specific brand trade dress. All tenant sign designs, locations, and placement are subject to approval by the Authority, which may be withheld at the Authority's sole discretion.

Tenants are required to coordinate mandatory and supplemental signage into a complementary design.

#### 3.3.1 General Requirements

Regardless of location, all tenant signage will be subject to the Authority's review and approval. Tenant signage must comply with ADA guidelines when required. No tenant signage shall interfere with passenger wayfinding; interfere with wayfinding signage; or block HVAC air diffusers, lighting, sprinklers, speakers, or cameras. Tenants must coordinate their signage to avoid potential conflicts.

In addition to specific signage criteria provided in this document, tenants must comply with the following general criteria:

1. Brand names, product names, or phrases may not appear on the storefront or store enclosure unless approved by the Authority.
2. Decals or other signage indicating product lines or credit card acceptability is not permitted on the storefront.
3. Temporary signs, banners, sales notices, etc., are not permitted on the storefront.
4. All attachment devices, wiring, clips, transformers, lamps, tubes, and other mechanisms required for signs must be concealed.
5. Electrical service to tenant's signs is to be supplied from the tenant's electrical panel.
6. Conduit, transformers, and other related equipment should be completely concealed from view.
7. The location of all openings for conduits and sleeves in sign panels should be indicated by the tenant's sign contractor on signage shop drawings submitted to the Authority for review and approval. The sign contractor shall install the product(s) in accordance with the approved drawings.
8. Any damage to any other work caused by the tenant's sign contractor will be repaired at the tenant's expense.
9. The tenant will be fully responsible for the workmanship and installation of tenant's sign and coordination of the sign contractor and their sub-contractors.
10. No sign fabricator labels or other identification will be permitted on the exposed surface of the signs, except those required by local codes and ordinance. If required by local ordinance, such labels or other identification should be in an inconspicuous location.

#### 3.3.2 Sign Materials and Construction

Tenant signs should be visually distinctive from wayfinding signage. Signage should reinforce the character and quality of the store design. Size, character, typography, composition, illumination, and height are important factors that make every storefront sign unique.

The following sign types are appropriate, and their use is permitted with the Authority's approval:

1. Dimensional, non-illuminated wood, metal, plastic, glass, or other material with a permanent appearance.
2. Dimensional, illuminated, halo, or back-lit individually mounted letters.
3. Dimensional letters of not less than 1" or more than 3" in depth, which must project from the storefront with 1" spacers.
4. Etched, beveled, sandblasted, or stained glass.
5. Internally illuminated channel letters with opaque metal sides and plastic face. Internally illuminated letters must not be less than 1" nor more than 4" in depth. Raceways are not allowed.
6. Moving, rotating, or animated signs in the Identity Control Zone with the Authority's approval. Such signs must not interfere with the wayfinding signage and terminal operations.

The following sign types, sign components, and devices will not be permitted:

1. Boxed or cabinet type
2. Formed plastic
3. Cloth, paper, cardboard, or similar stickers or decals
4. Noise making
5. Odor producing
6. Flashing
7. Exposed labels of manufacturers, underwriters, etc.
8. Veneer or plywood products
9. Pre-molded plastic letters with reflective coatings
10. Hand lettered non-professional signs
11. Free-standing pedestal/stanchion signs

The following sign materials are appropriate, and their use is permitted with the Authority's approval:

1. Wood
2. Metal
3. Plastic
4. Glass (etched, beveled, sandblasted, or stained)
5. Other material with a permanent appearance that fits within the prescribed mounting system

#### Illuminated Signs:

Where illuminated signs are required or considered, the following restrictions apply:

1. All illuminated signs must be turned on during the terminal's retail operating hours. The use of an automatic timing mechanism for signage, Identity Control Zone lighting, and cabinet window lighting is mandatory.
2. The Authority must approve any use of neon.
3. Signs must be constructed so lamps or other illumination components are easy to replace. Ballasts should be accessible from within the tenant space and must be concealed.
4. Video equipment used for illustrating products or for advertising may be restricted if located within the Identity Control Zone. All video equipment is subject to the Authority's approval.

#### Non-Illuminated Signs:

Non-illuminated signs are viewed as decorative as well as informative and are subject to the Authority's approval. Note the following:

1. Letters or logos applied or painted directly on the inside face of glass storefronts are not generally not permitted unless they are used as a safety band. Height for safety band name or logo should not exceed 4" unless required by code.
2. Hand lettered, non-professional signs and newspaper advertisements are not permitted in the Identity Control Zone.
3. Additional signs or advertising for brand names (e.g., soft drinks) are not permitted without the Authority's approval. All graphics must have a non-glare, matte finish. The type must be large enough and its style simple enough to make the text clearly legible.



### 3. DESIGN CRITERIA

#### 3.3.3 Sign Types and Mounting

Each tenant is required to design, fabricate, install, and maintain its own signage.

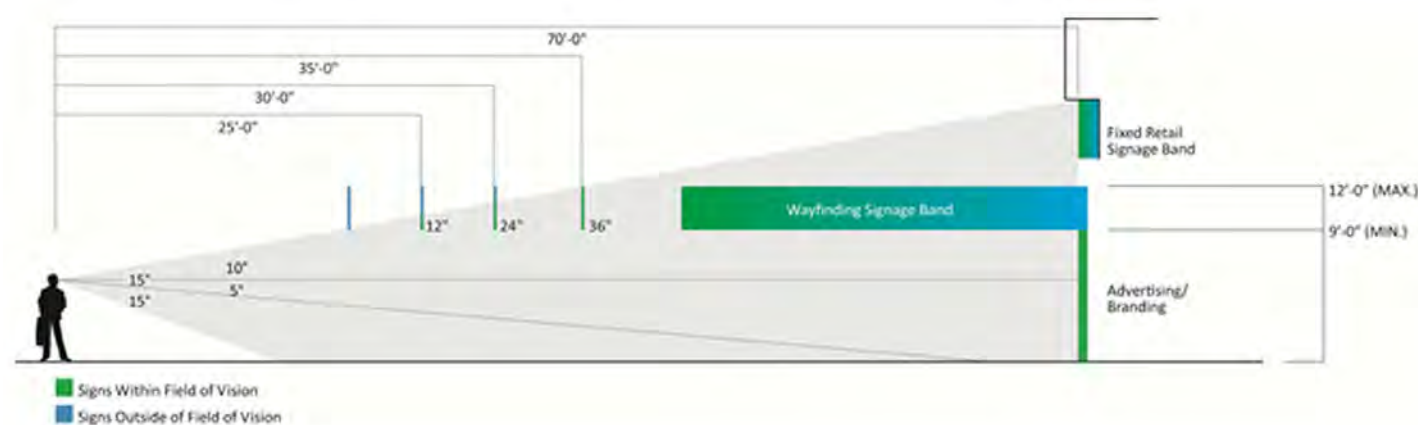
The following are the primary signage categories for tenants:

1. Storefront signs
2. Seating area signs
3. Kiosk signs

The following are the primary signage types for tenants:

1. Blade signage
2. Vertical blade signage
3. Parallel bulkhead signage
4. Vertical jamb signage
5. Feature wall signage
6. Handrail signage
7. Backwall signage
8. Specialty signage
9. Menu boards

Viewing Angle and Mounting Height:

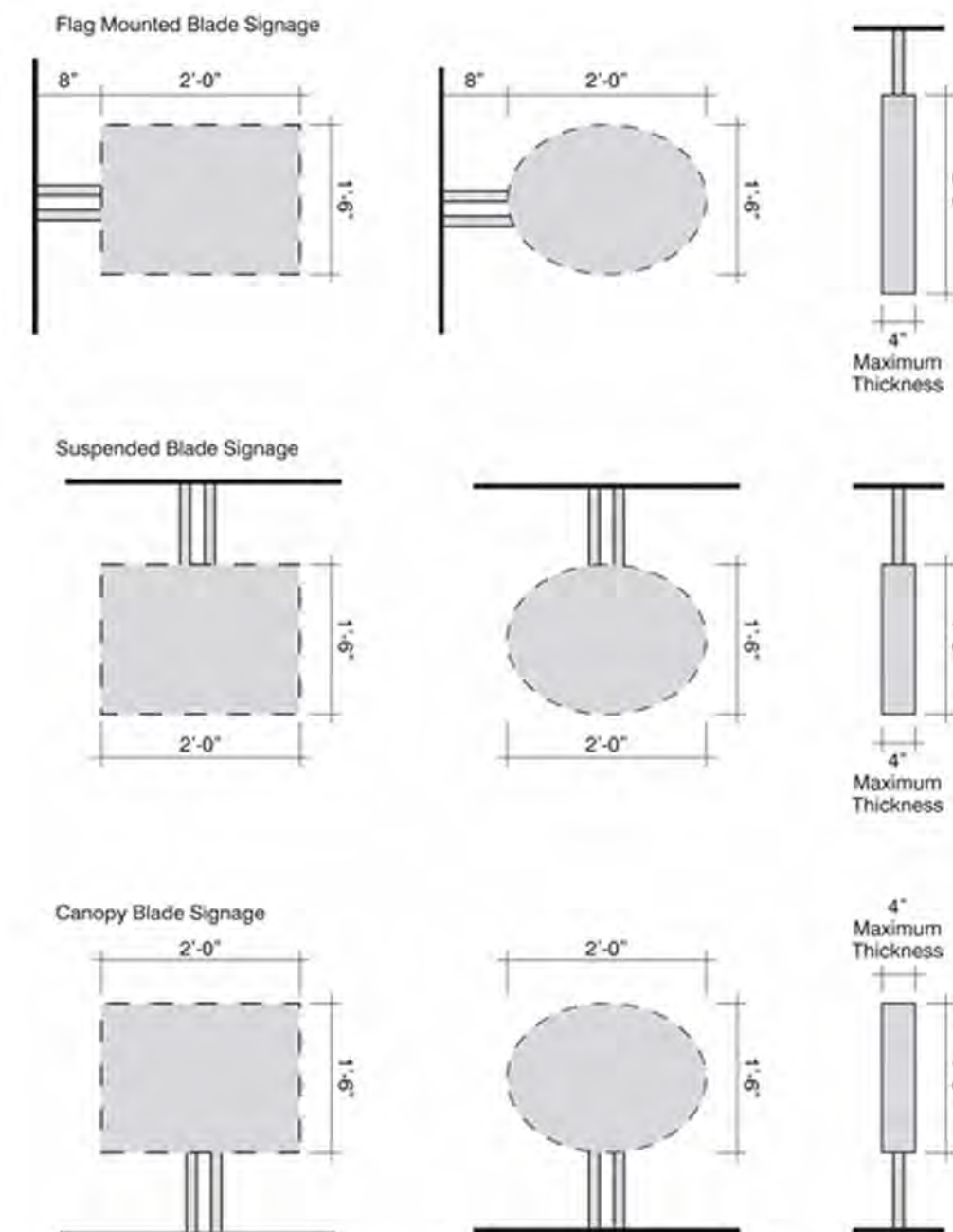


#### 3.3.3.1 Blade Signage

Tenants have the option to provide one double-sided blade sign at the front of their space if a larger vertical blade sign will not be used. Blade signs will be flag mounted, ceiling suspended, or canopy mounted based on architectural conditions. Blade signs are not to exceed 3 square feet. Maximum thickness allowed is 4".

Flag mounted blade signs are to be mounted 8" from the wall. Mounting will vary and is subject to the Authority's approval. The location of suspended signs will vary based on architectural conditions and will be evaluated on a case-by-case basis.

See Section 2.4 for specific design condition elevations.



## 3. DESIGN CRITERIA

### 3.3.3.2 Vertical Blade Signage

Tenants have the option to provide one double-sided vertical blade signage at the front of their space if the smaller blade sign will not be used.

Vertical blade signage will be flag mounted to the storefront, canopy mounted, or mounted to millwork based on architectural conditions. Size, thickness, and location of vertical blade signage will vary based on architectural conditions and will be evaluated on a case-by-case basis. See Section 2.4 for specific design condition elevations.

### 3.3.3.3 Parallel Bulkhead Signage

The storefront entrance identity sign is located along the storefront, above the entrance, and is displayed parallel to its face. Tenants may provide an entrance identity sign displaying the store name where opening height allows. The signage should be clad on all exposed sides (face, bottom, and sides) in one of the following materials: glass, metal, stone, tile, and wood or other appropriate material. Painted gypsum board as a sign background will not be permitted. Other materials may be permitted with approval from the Authority. Entrance identity signs can be wall mounted or ceiling suspended based on architectural conditions. See Section 2.4 for specific design condition elevations.

### 3.3.3.4 Vertical Jamb Signage

Vertical jamb signage may be provided by the tenant perpendicular to the storefront at the store entrance or edge of the neutral frame. The following are design requirements specific to the vertical/jamb signage:

1. The tenant's store name or logo may appear within the jamb signage zone.
2. Illuminated signs mounted below 7' must not be heat-producing.
3. All signs must be tamper-proof and impact-resistant.

See Section 2.4 for specific design condition elevations.

### 3.3.3.5 Feature Wall Signage

Tenant may be allowed feature wall signage in approved locations within its space. Signage can have a maximum 2" projection from the wall and is limited to the area specified. Tenant may not alter the floor base at this location. Illuminated signs mounted below 7' must not be heat-producing. All signs must be tamper-proof and impact-resistant. See Section 2.4 for specific design condition elevations.

### 3.3.3.6 Handrail Signage

Open, "un-walled" customer seating areas or merchandise display areas may be located in the terminal and at each airside. These seating and display areas may be enclosed by tenant-provided railings. Within these railings, opportunities exist for signage. All signage must comply with criteria described in this manual. Costs for railing signage are the sole responsibility of the tenant.

Two types of railing signage opportunities exist:

1. Single tenant signage for concessions. Single tenants are allowed a total of three signs:
  - a. One "entry sign" is allowed within the railing module immediately adjacent to the main entrance of the concession unit.
  - b. Two "corner signs" are allowed within the two railing modules at each side of the corner condition.
  - c. Each sign shall not exceed 6' in width.
  - d. Each sign shall not exceed the height of the handrail.
2. Special condition. Uniquely shaped seating areas that do not contain corner conditions and are significantly smaller will be determined on a case-by-case basis. Quantity and location for signs must be mutually agreed upon between the tenant and the Authority

Tenants are encouraged to be creative with the design of railing sign panels and are permitted to use their corporate logo, graphics, and lettering styles. All signs, including colors, materials, and designs are subject to the Authority's approval. Tenants must comply with the following general criteria:

1. Each sign panel must fit within one railing module and is not to exceed 6' wide.
2. Brand names, product names, or phrases may not appear on the sign panel unless approved by the Authority.
3. Decals or other signage indicating product lines or credit card acceptability is not a permitted sign panel.
4. All attachment devices, wiring, clips, transformers, lamps, tubes, and other mechanisms required for signs must comply with railing specifications.
5. The sign contractor is to install the product(s) in accordance with the approved drawings.
6. Any damage to any other work caused by the tenant's sign contractor or sub-contractors will be repaired at the tenant's expense.
7. The tenant will be fully responsible for the workmanship and installation of tenant's sign and coordination of the sign contractor and sub-contractors.
8. No sign fabricator labels or other identification will be permitted on the exposed surface of the signs, except those required by local ordinance. If required by local ordinance, such labels or other identification should be in an inconspicuous location.

See Section 2.4 for specific design condition elevations.

### 3.3.3.7 Backwall Signage (for freestanding units)

Tenants may provide a backwall sign to identify each freestanding space. Backwall signs shall be limited in height and placed in the bulkhead signage zone as identified in the specific Design Condition in Section 2.4.

### 3.3.3.8 Specialty Signage

All signage within the tenant's space is subject to design review and approval. The Authority must approve all signage before it is installed. Signage must be professionally designed and produced in colors and materials consistent with the overall store image. See Section 2.4 for specific design condition elevations.

### 3.3.3.9 Menu Boards

Food and beverage tenants may provide one or more menu boards designed as an integral part of the design concept. If included, menu boards must be illuminated and have changeable price and menu graphics. Additional signage on menu boards is limited to an Authority approved product logo, point-of-sale graphics, and trade name only. Text on the menu boards must be legible from the lease line.

Tenants are encouraged to use electronic menu boards consisting of one or more flat-screen monitors (max depth 4") integrated into the rear wall design. Menu boards are not permitted within the Identity Control Zone. The Authority must approve the use of menu board photographs. The graphic design of the menu board is to match the storefront identity in type style and colors.

"Daily special" signs or signs for seasonal or temporary promotions may be integrated into the overall design of the menu board or the back wall but cannot be located at the storefront. The board must be a minimum of 1'-6" from the adjacent demising wall. See Section 2.4 for specific design condition elevations.

### 3. DESIGN CRITERIA

#### 3.3.3.10 Hours of Operation signs

All Concessionaires are required to furnish and install one sign indicating the store’s hours of operations that adheres to the following criteria. This item shall serve to unify all concessionaire locations regardless of Airside and provide a consistent branding message for TPA.

Hours of operations signs are to be 6” tall by 6” wide. They are to include either the tenant’s store name or store logo in the top 2 ½”; the hours and days of operation in the following 2 ¾”; and the concession’s TPA Space number, General Manager phone number, and TPA feedback website in the bottom ¾”. Font size for the store name or store logo and the hours and days of operation must be legible from 3 feet away from the mounted sign. Font for the TPA Space number, General Manager phone number, and TPA feedback website shall be 12 point Arial rounded MT Bold. All hours of operations signs are to contain the TPA logo at 6” x 6” tall, over which required information is to be displayed. Concessions shall contact their Project Managers to receive Specifications for the TPA logo. (see figure below)

Tenant is to mount the hours of operations signs onto a strong, durable backing such as aluminum or hardwood and face the signs with a piece of ¼” thick clear acrylic. Hours of operations signs shall be strongly affixed with adhesive or screwed to concession storefront systems at a height of 5’-0” above the finished floor to the center line of the sign. Installation method shall largely depend on the storefront system materiality and coefficient of friction. All hours of operation sign fixture and hardware are to be concealed from view by the traveling public. (see figure below). Signs may be double sided to conceal adhesive from the inside store face. Design plans for hours of operations signs shall be submitted to the Authority for review and approval prior to installation.

#### 3.3.4 Sign Mounting Criteria

The permissible area for tenant signage varies by building location and design conditions. Refer to the following figures for possible tenant sign sizes and locations.

##### 3.3.4.1 Design Conditions Airside A

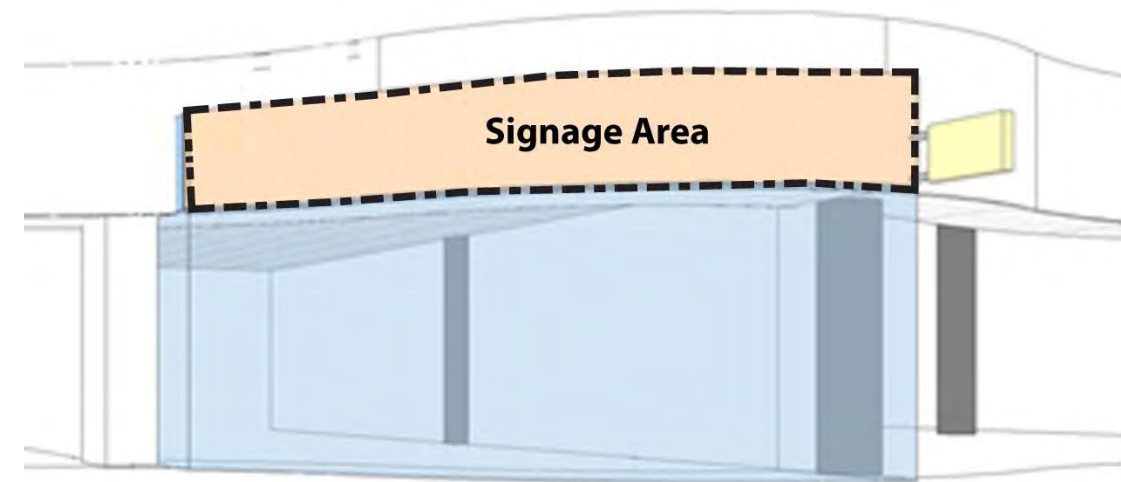
Refer to SECTION 2 – BUILDING CONDITIONS for illustrations of the architectural environment as well as sizes and dimensions of the various tenant spaces and design conditions.

##### 3.3.4.1.1 Design Condition A-01

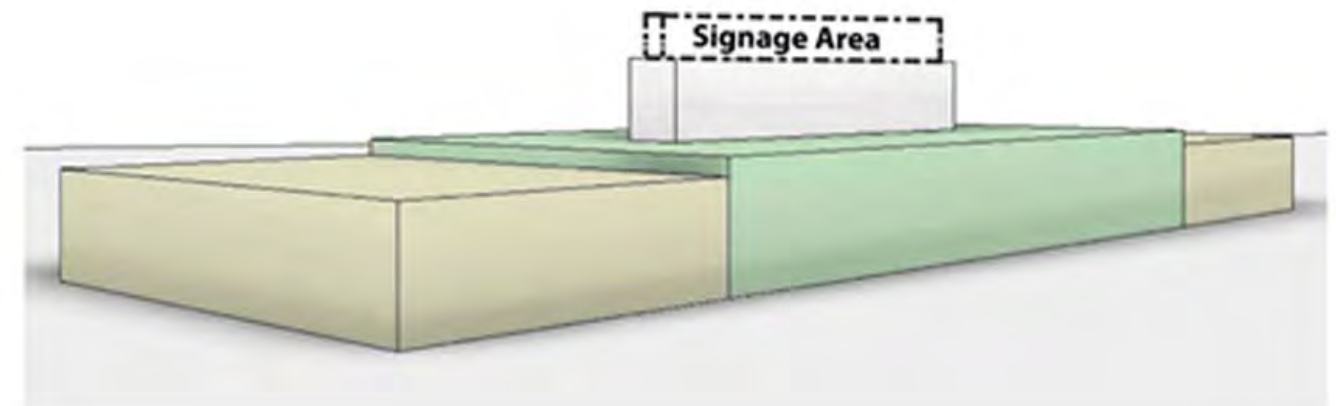
Tenant signage applied to design condition A-01 may be placed in the fascia above the store front system between 8’ and 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

##### 3.3.4.1.2 Design Condition A-02

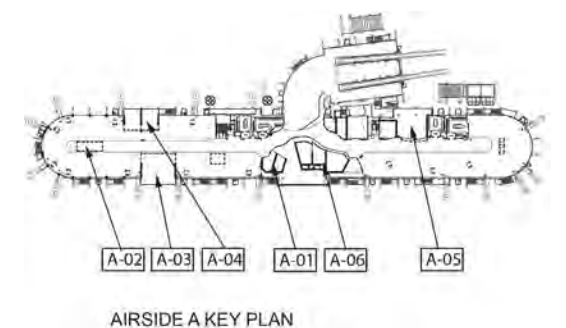
Tenant signage applied to design condition A-02 may be placed on top of the central wall partition. The signs may be no taller than 2’ and no wider than the wall partition



DC A-01 3D VIEW



DC A-02 3D VIEW





### 3. DESIGN CRITERIA

#### 3.3.4.1.3 Design Condition A-03

Tenant signage applied to design condition A-03 may be placed in a band at the top of the store front system. The signs may be no taller than 2' and extend no higher than 13' above the finished floor. Blade signs should protrude no more than 4' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.1.4 Design Condition A-04

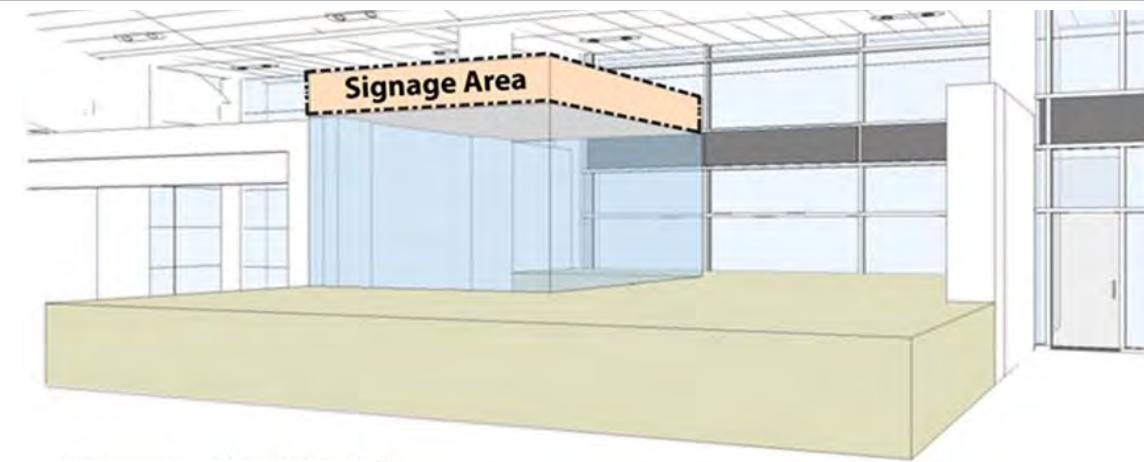
Tenant signage applied to design condition A-04 may be placed in a band at the top of the store front system. The signs may be no taller than 2' and extend no higher than 13' above the finished floor. Blade signs should protrude no more than 4' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.1.5 Design Condition A-05

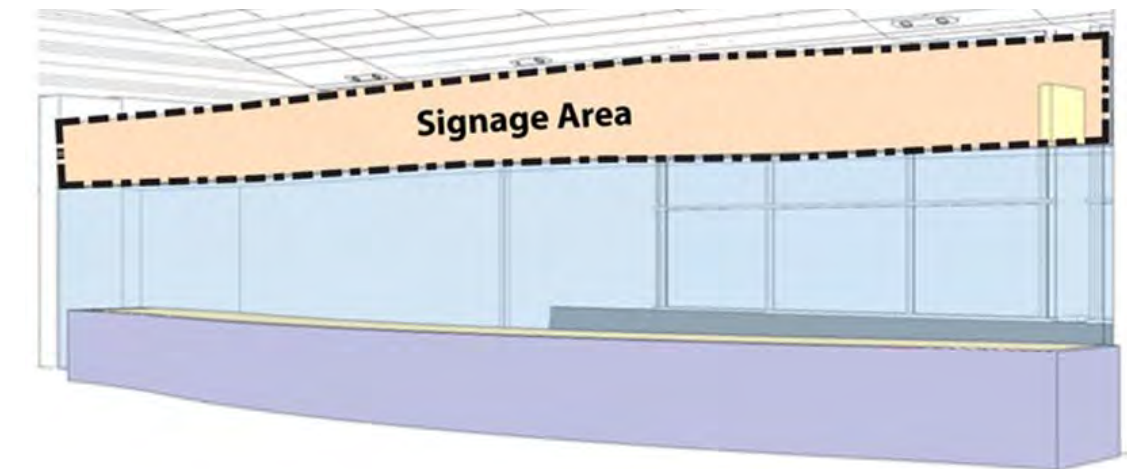
Tenant signage applied to design condition A-05 may be placed in the fascia above the store front system between 8' and 13' above the finished floor. Blade signs should protrude no more than 4' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.1.6 Design Condition A-06

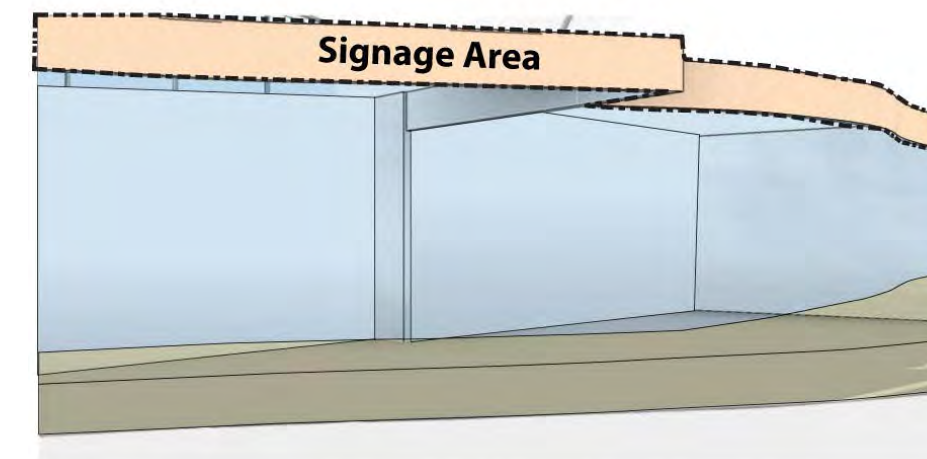
Tenant signage applied to design condition A-06 may be placed in the fascia above the store front system between 8' and 13' above the finished floor. Blade signs should protrude no more than 4' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.



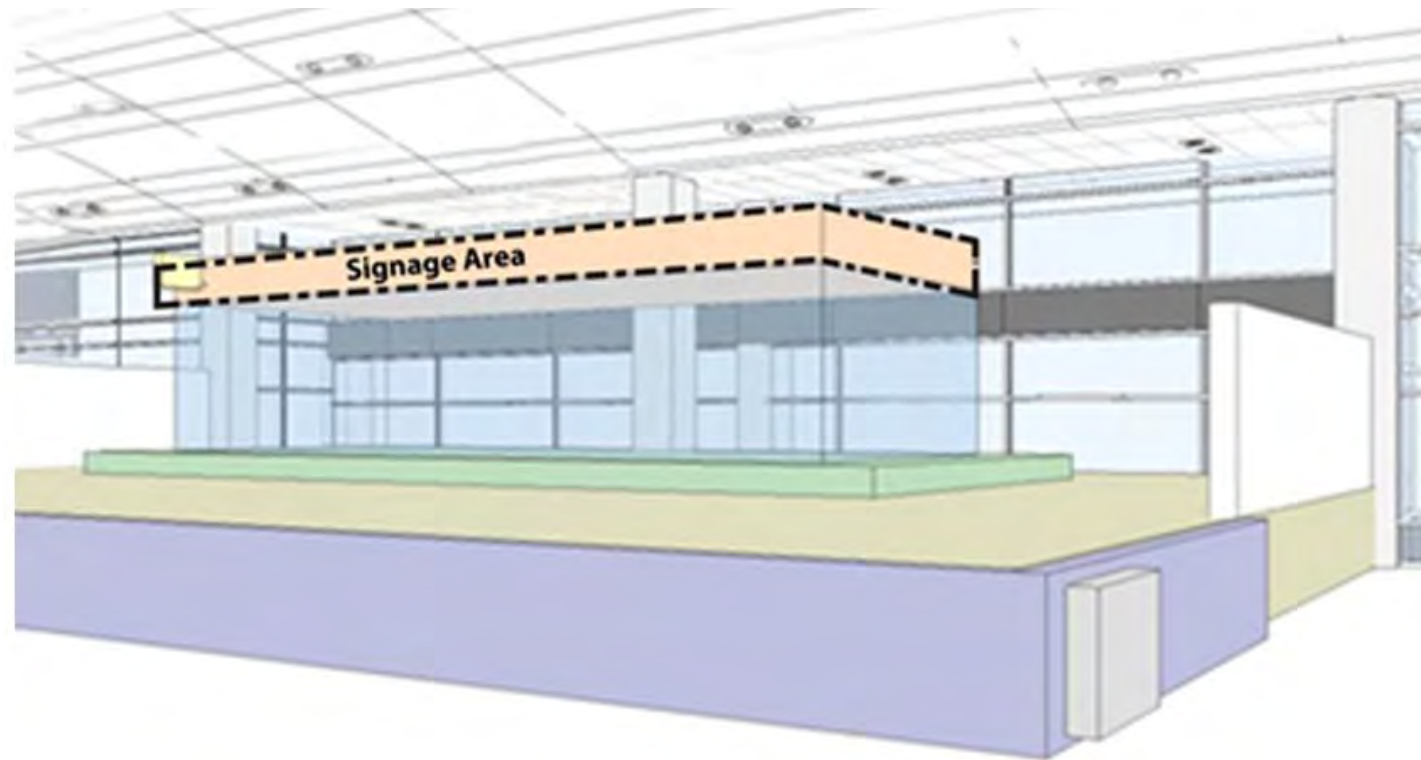
DC A-04 3D VIEW



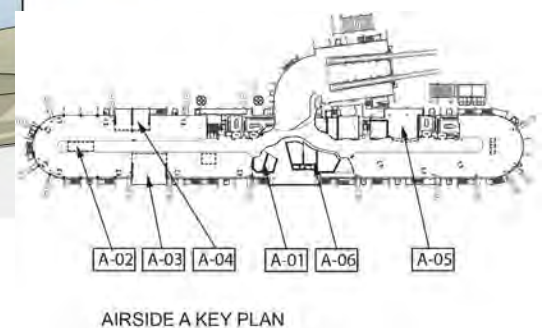
DC A-05 3D VIEW



DC A-06 3D VIEW



DC A-03 3D VIEW





### 3. DESIGN CRITERIA

#### 3.3.4.2 Design Conditions Airside C

Refer to SECTION 2 – BUILDING CONDITIONS for illustrations of the architectural environment as well as sizes and dimensions of the various tenant spaces and design conditions.

##### 3.3.4.2.1 Design Condition C-01

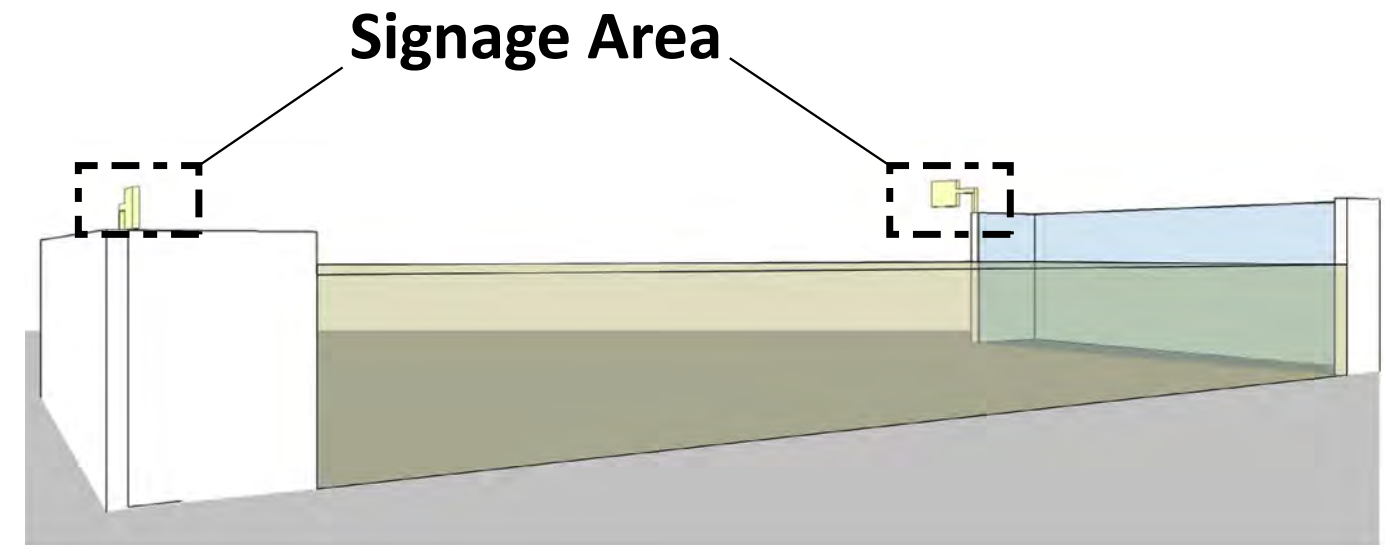
Tenant signage applied to design condition C-01 may be placed in the fascia above the store front system between 9’ and 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

##### 3.3.4.2.2 Design Condition C-02

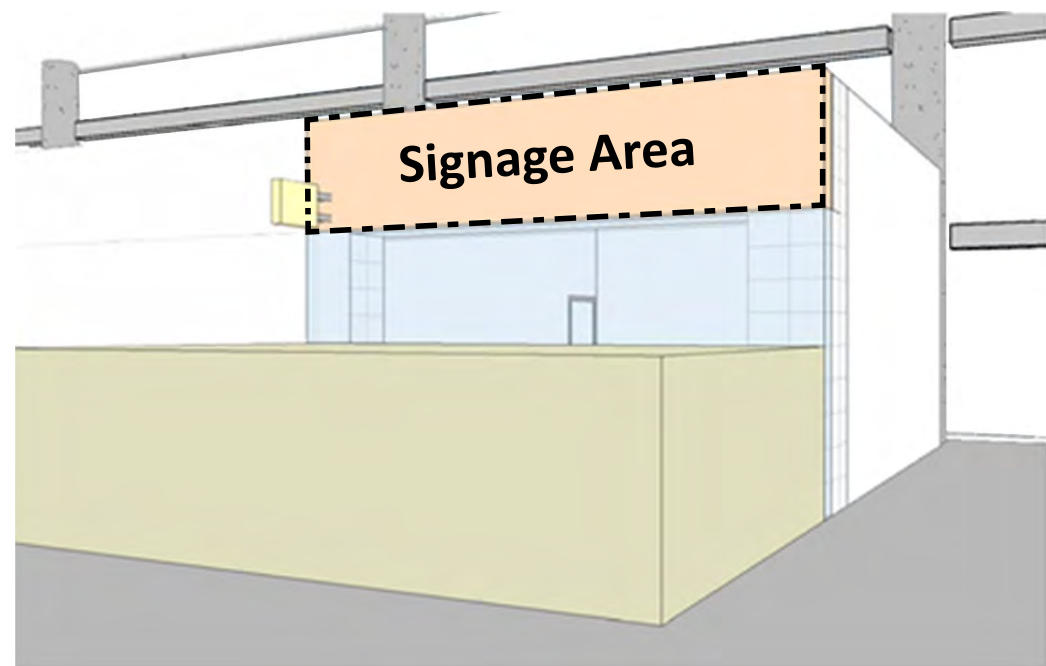
Tenant signage applied to design condition C-02 may be flag mounted or post mounted at least 8’ above the finished floor. The sign panel should be no larger than 2’ x 3’

##### 3.3.4.2.3 Design Condition C-03

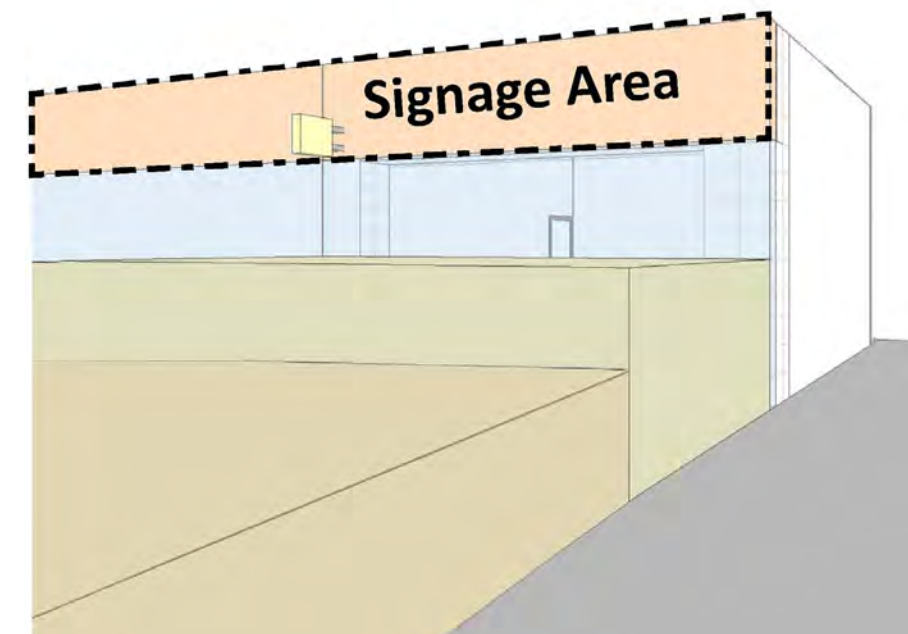
Tenant signage applied to design condition C-03 may be placed in the fascia above the store front system between 9’ and 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.



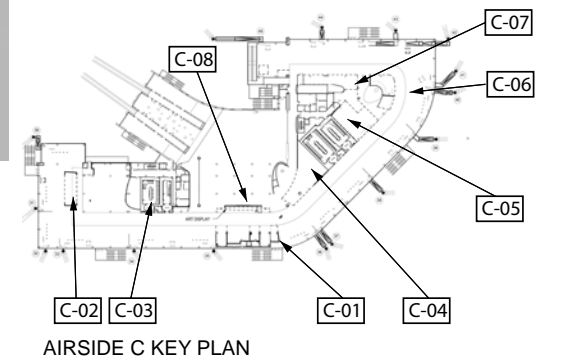
DC C-02 3D VIEW



DC C-01 3D VIEW



DC C-03 3D VIEW



### 3. DESIGN CRITERIA

#### 3.3.4.2.4 Design Condition C-04

Tenant signage applied to design condition C-04 may be placed in the fascia above the store front system between 9' and 13' above the finished floor. Blade signs should protrude no more than 4' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.2.5 Design Condition C-05

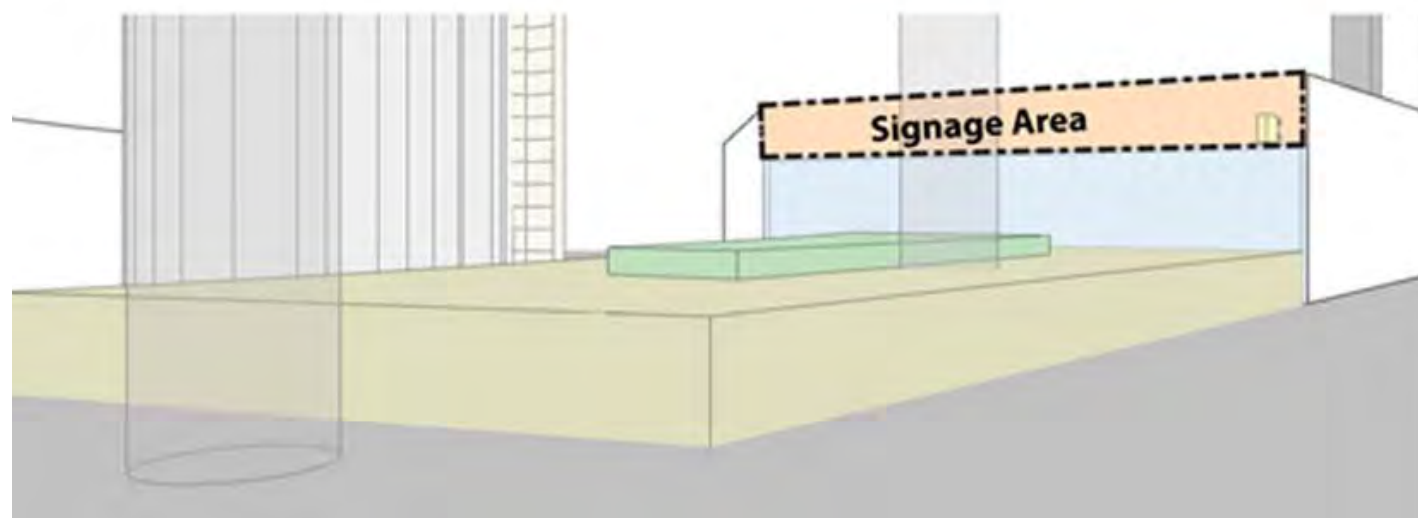
Tenant signage applied to design condition C-05 may be placed in the fascia above the store front system between 9' and 13' above the finished floor. Blade signs should protrude no more than 4' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.2.6 Design Condition C-06

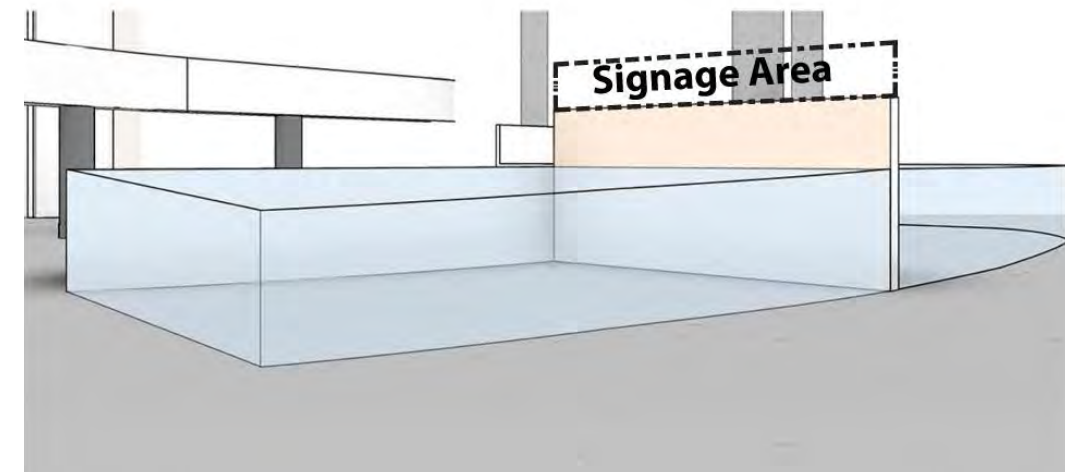
Tenant signage applied to design condition C-06 may be placed in a standalone band above the store front system between 8' and 12' above the finished floor.



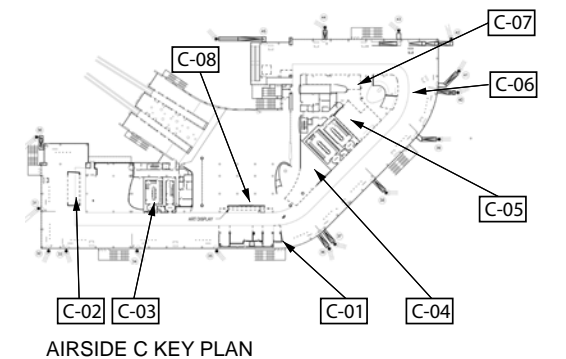
DC C-05 3D VIEW



DC C-04 3D VIEW



DC C-06 3D VIEW



### 3. DESIGN CRITERIA

#### 3.3.4.2.7 Design Condition C-07

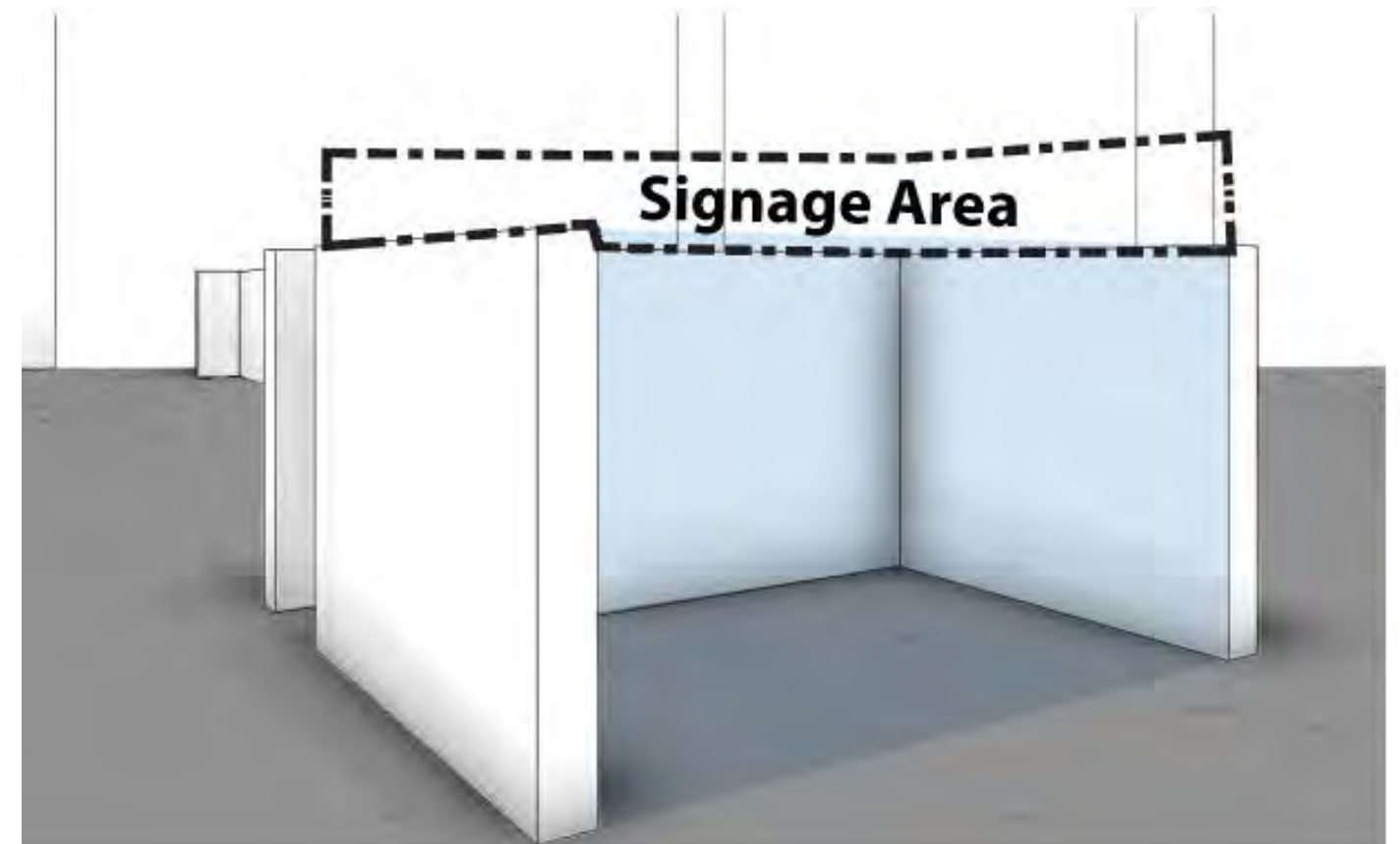
Tenant signage applied to design condition C-07 may be placed in the fascia above the store front system between 9’ and 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.2.8 Design Condition C-08

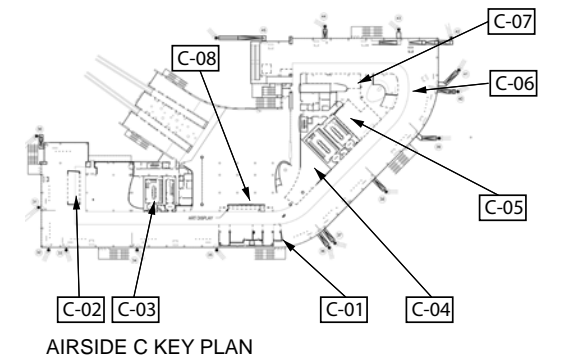
Tenant signage applied to design condition C-08 may be placed on top of the central wall partition. The signs may be no taller than 2’ and no wider than the wall partition.



DC C-07 3D VIEW



DC C-08 3D VIEW





### 3. DESIGN CRITERIA

#### 3.3.4.3 Design Conditions Airside E

Refer to SECTION 2 – BUILDING CONDITIONS for illustrations of the architectural environment as well as sizes and dimensions of the various tenant spaces and design conditions.

##### 3.3.4.3.1 Design Condition E-01

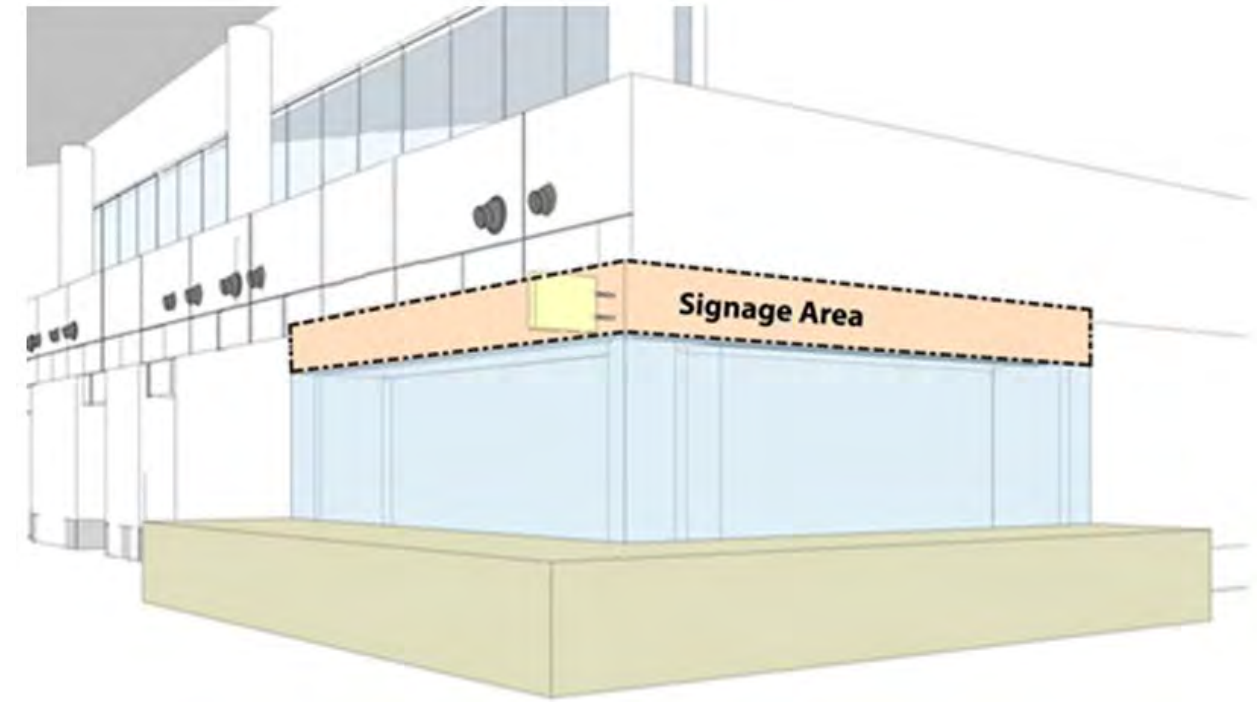
Tenant signage applied to design condition E-01 may be placed in the 2' tall fascia above the store front system between 8' and 9' above the finished floor. Blade signs should protrude no more than 3' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

##### 3.3.4.3.2 Design Condition E-02

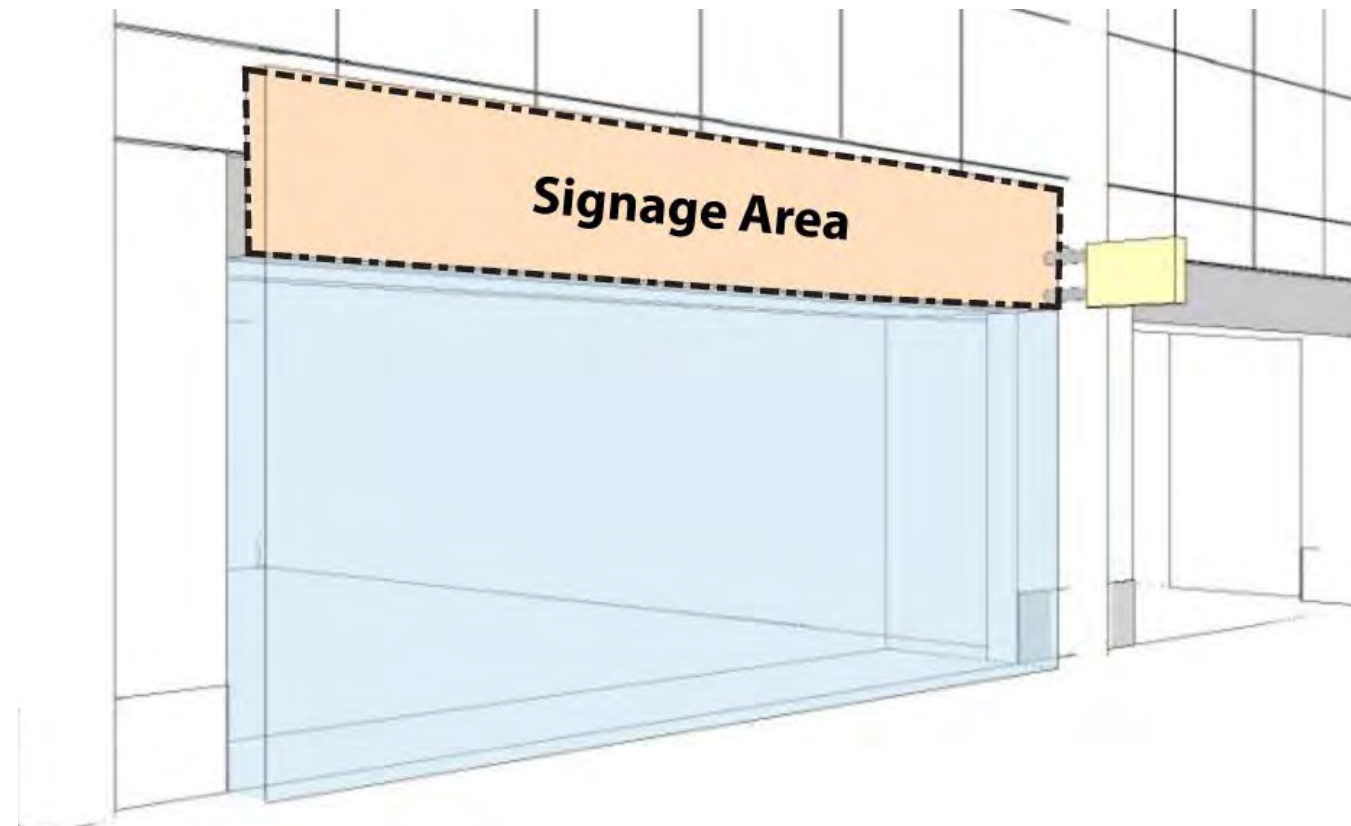
Tenant signage applied to design condition E-02 may be placed in the 2' tall fascia above the store front system between 8' and 9' above the finished floor. Blade signs should protrude no more than 3' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

##### 3.3.4.3.3 Design Condition E-03

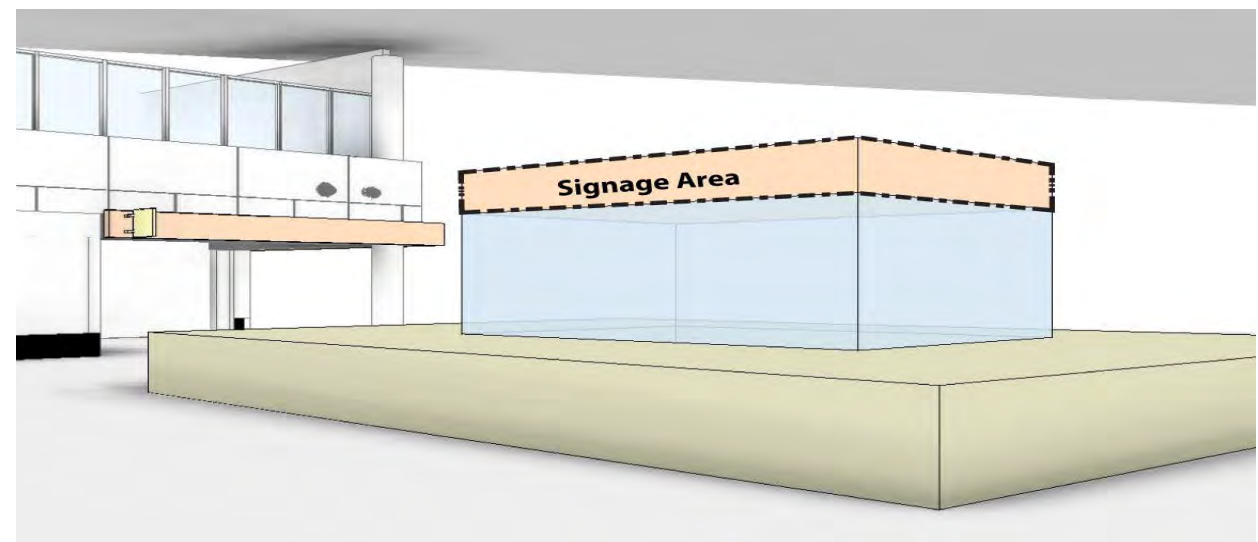
Tenant signage applied to design condition E-03 may be placed in the 2' tall fascia above the store front system between 8' and 9' above the finished floor. Blade signs should protrude no more than 3' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.



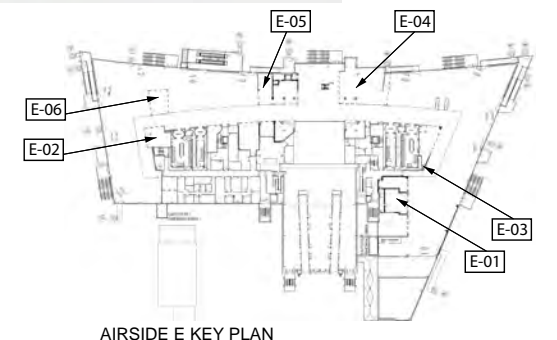
DC E-02 3D VIEW



DC E-01 3D VIEW



DC E-03 3D VIEW





### 3. DESIGN CRITERIA

#### 3.3.4.3.4 Design Condition E-04

Tenant signage applied to design condition E-04 may be placed in the 2' tall fascia above the store front system 11' above the finished floor. Blade signs should protrude no more than 3' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.3.5 Design Condition E-05

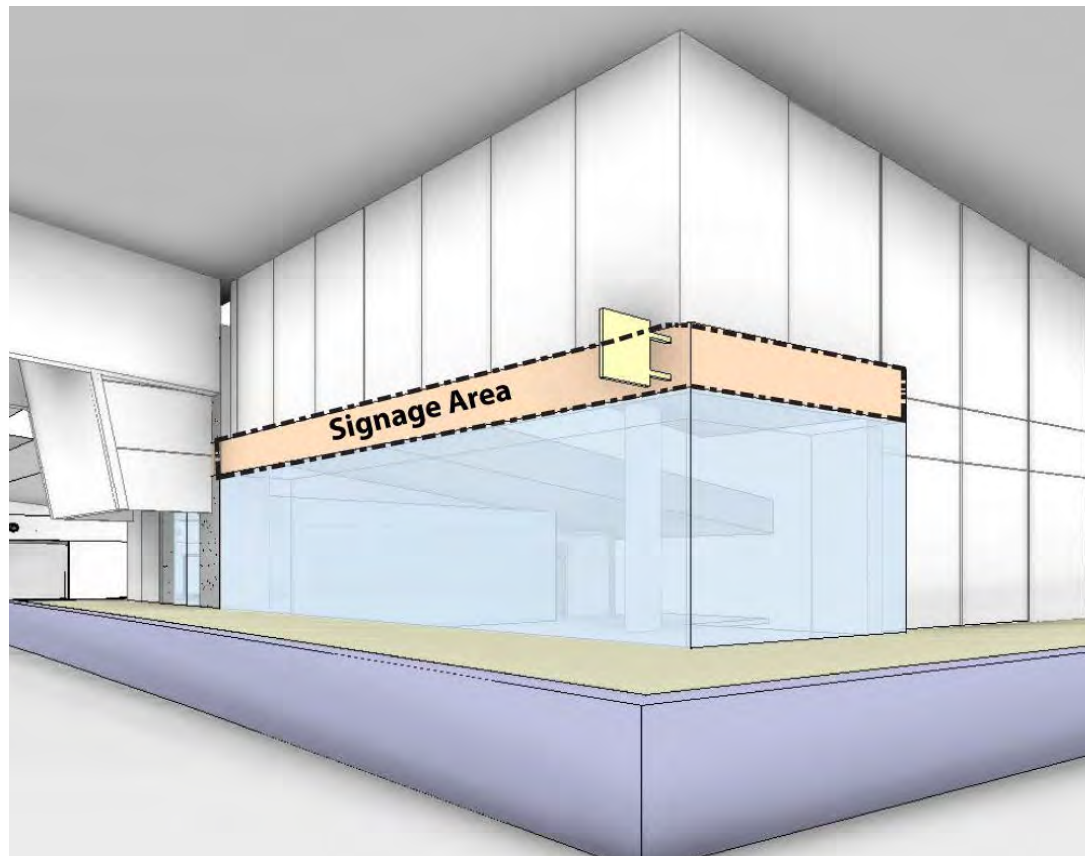
Tenant signage applied to design condition E-05 may be placed in the 2' tall fascia above the store front system 11' above the finished floor. Blade signs should protrude no more than 3' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.3.6 Design Condition E-06

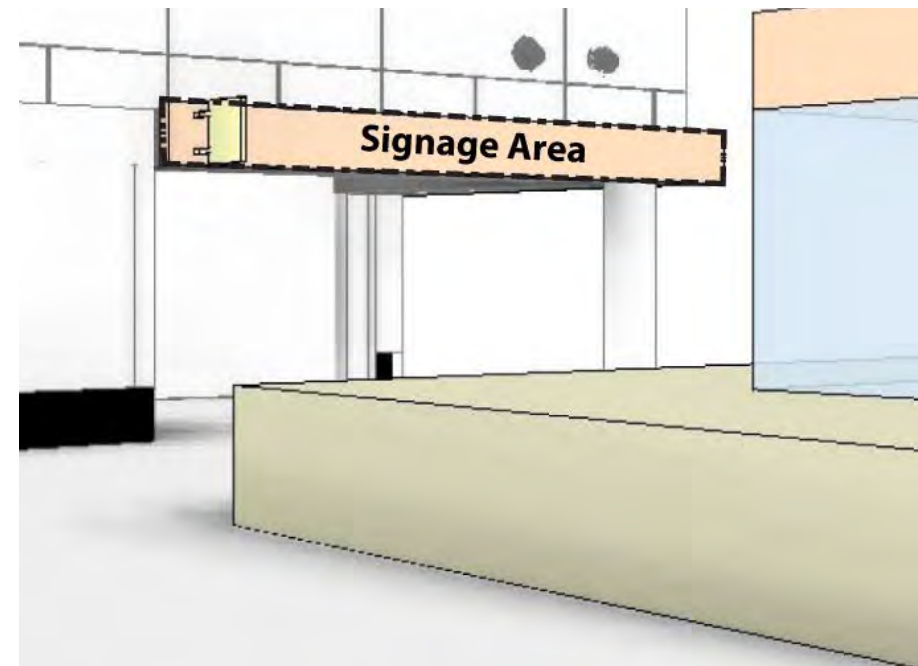
Tenant signage applied to design condition E-05 may be placed in the 2' tall fascia above the store front system 11' above the finished floor. Blade signs should protrude no more than 3' away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.



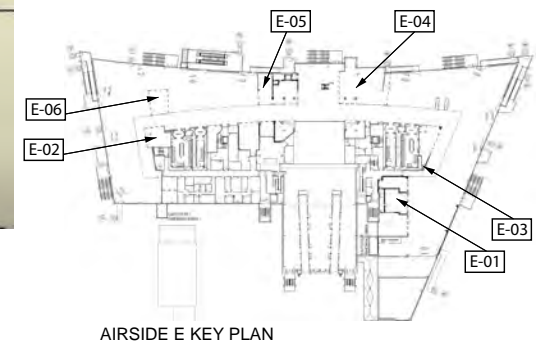
DC E-05 3D VIEW



DC E-04 3D VIEW



DC E-06 3D VIEW



### 3. DESIGN CRITERIA

#### 3.3.4.4 Design Conditions Airside F

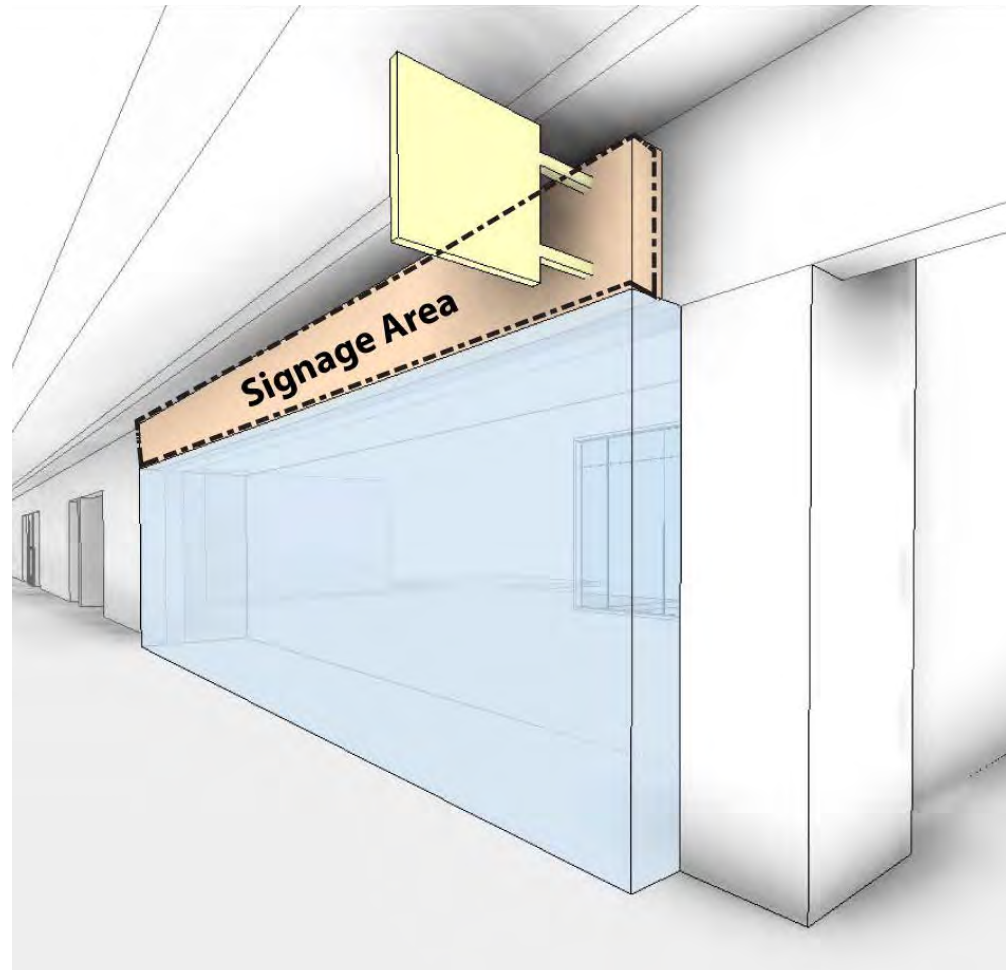
Refer to SECTION 2 – BUILDING CONDITIONS for illustrations of the architectural environment as well as sizes and dimensions of the various tenant spaces and design conditions.

##### 3.3.4.4.1 Design Condition F-01

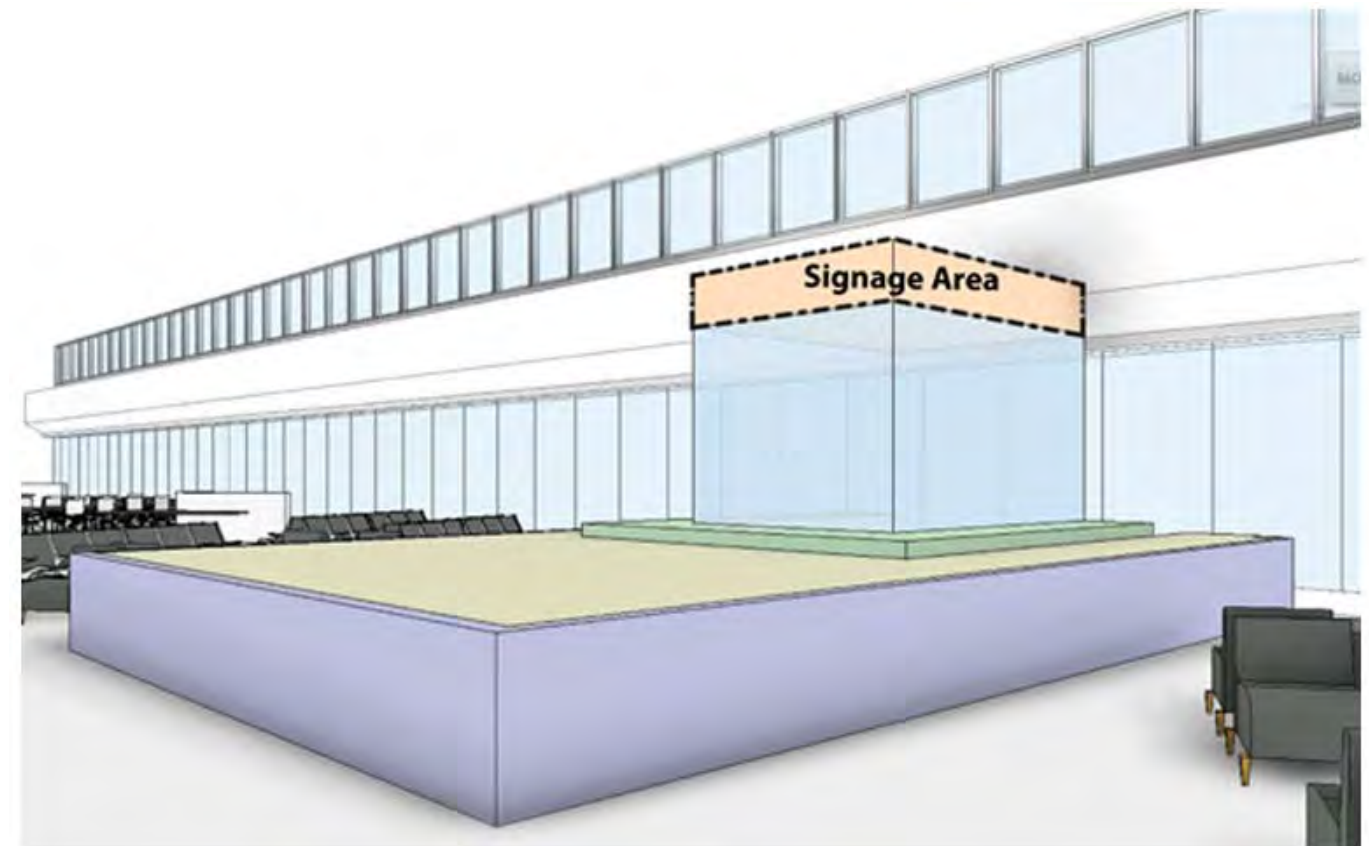
Tenant signage applied to design condition F-01 may be placed in the fascia above the store front system between 8’ and 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

##### 3.3.4.4.2 Design Condition F-02

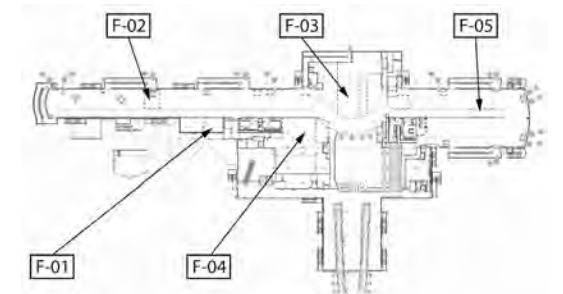
Tenant signage applied to design condition F-02 may be placed in a band at the top of the store front system. The signs may be no taller than 2’ and extend no higher than 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.



DC F-01 3D VIEW



DC F-02 3D VIEW



AIRSIDE F KEY PLAN



### 3. DESIGN CRITERIA

#### 3.3.4.4.3 Design Condition F-03

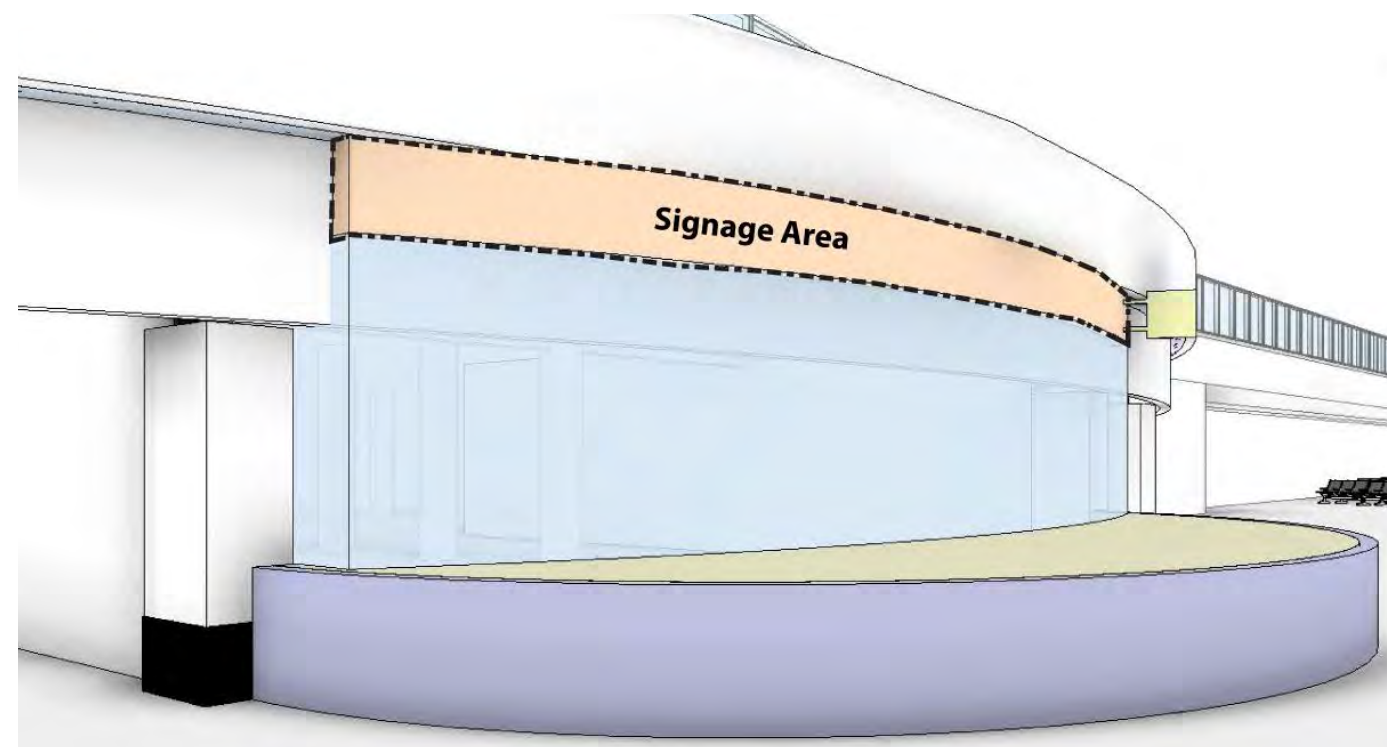
Tenant signage applied to design condition F-03 may be placed in the fascia above the store front system between 8’ and 12’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.4.4 Design Condition F-04

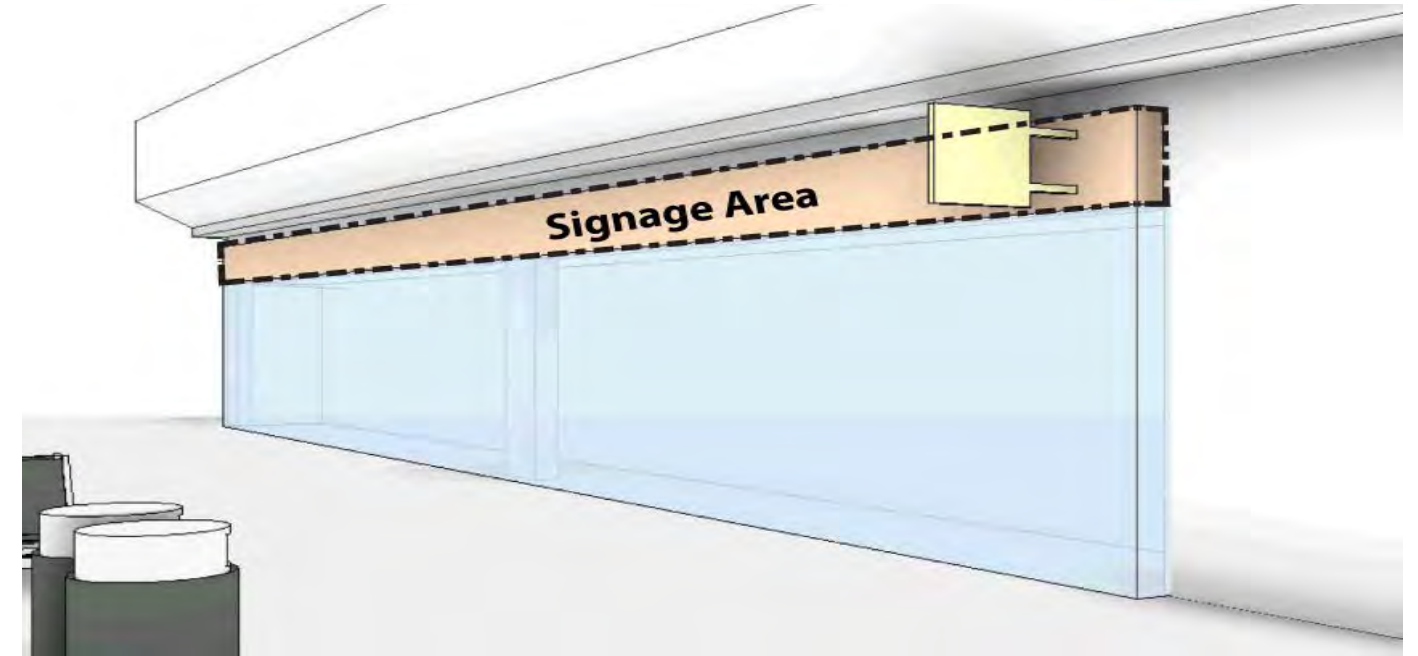
Tenant signage applied to design condition F-04 may be placed in the fascia above the store front system between 9’ and 13’ above the finished floor. Blade signs should protrude no more than 4’ away from the face of the store front. Various sign types may be installed in this area including parallel bulkhead signs, blade signs, and specialty signs among others.

#### 3.3.4.4.5 Design Condition F-05

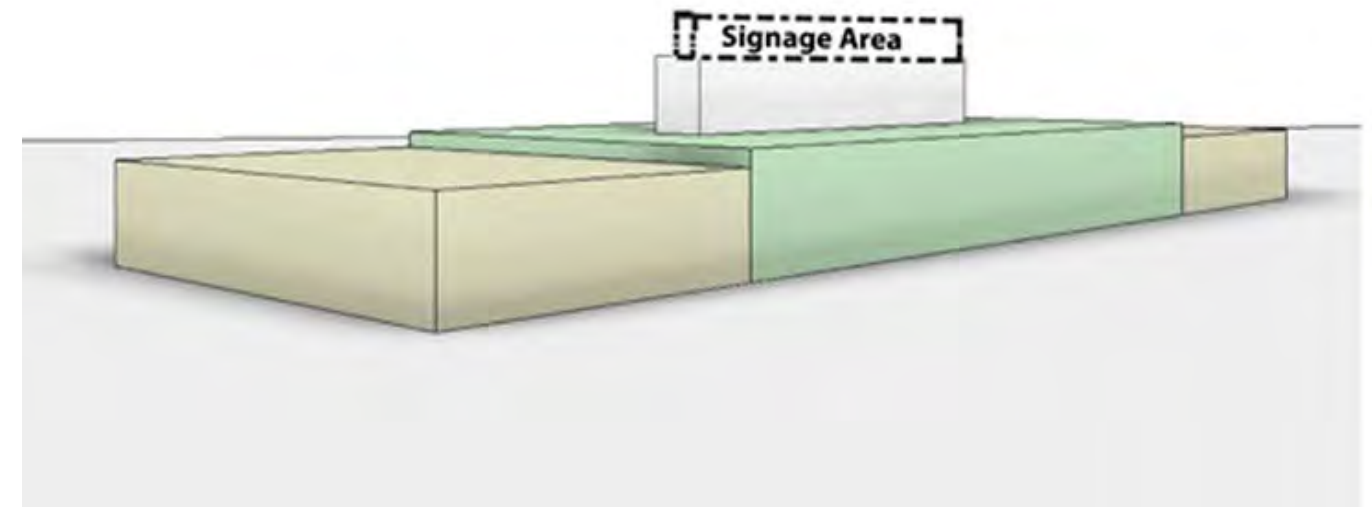
Tenant signage applied to design condition F-05 may be placed on top of the central wall partition. The signs may be no taller than 2’ and no wider than the wall partition.



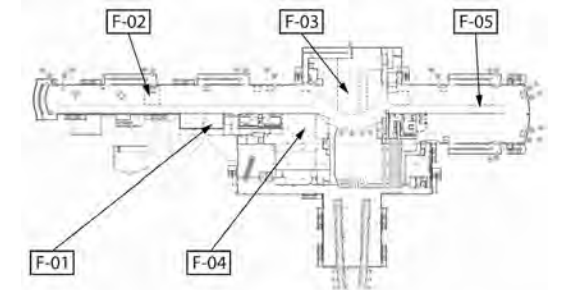
DC F-03 3D VIEW



DC F-04 3D VIEW



DC F-05 3D VIEW



AIRSIDE F KEY PLAN

### 3. DESIGN CRITERIA

#### 3.4 Lighting Criteria

##### 3.4.1 Lighting Technology

All lighting systems must conform to all regulatory laws and codes having jurisdiction. Lighting must be energy efficient and comply with sustainability goals and design criteria. *See Section 4.1.5 for more detail about the Airport’s sustainability goals.*

##### 3.4.2. General Tenant Lighting Standards

General lighting within the tenant’s space will be provided by the tenant, including but not limited to:

1. General illumination lighting including dimmable systems.
2. Task, decorative, display, and advertising lighting, which will be the sole responsibility of the tenant.
3. Exit pathway illumination within the tenant space.
4. Exit signs within the tenant space
5. All circuits required from the tenant’s sub-panel.

Illumination levels shall conform to IES recommendations and shall comply with the lighting density allowances listed below.

Fixture types and lamps shall be selected on the basis of fixture efficiency and economic adaptation to the particular lighting task. All light fixtures shall be high efficiency and commercial grade.

Lighting of offices shall be recessed lensed troffers or volumetric (fluorescent or LED) luminaries.

All fluorescent light fixture electronic ballasts shall be rapid-start, class “P” with automatic resetting thermal protectors. All fluorescent and LED sources shall have a correlated color temperature of 4000 degrees Kelvin with a Color Rendering Index of 80CRI or higher.

Standard lighting sources by order of preference include the following:

1. Light Emitting Diodes (LED)
2. Linear and compact fluorescent
3. Ceramic Metal Halide
4. Quartz Halogen Incandescent (for merchandize accent only, not for general illumination)

Lighting density allowances are as follows:

1. Basic office tenant: 1.1 VA/SQ FT
2. Retail sales area: 1.7 VA/ SQ FT
3. Food preparation: 1.2 VA/SQ FT
4. Active storage: 0.8 VA/SQ FT
5. Bar lounge/dining area: 1.4 VA/SQ FT

#### 3.5 Acoustics and Public Address

##### 3.5.1 Acoustics

Tenants are required to minimize the transmission of sound from its space to the concourse and adjacent tenants. The tenant must provide the following as a minimum:

1. Noise Criteria (NC) Values from the Heating, Ventilation, and Air Conditioning (HVAC) systems as generally accepted practice by the American Society of the Heating, Refrigeration and Air Conditioning Engineers (ASHRAE), Sound and Vibration Chapter 46, Table 34 Design Guidelines for HVAC-Related Background Sound in Rooms, Latest Edition. NC Level outside a tenant space as a result of the HVAC system should be limited to NC 40 in any adjacent.
2. HVAC systems and equipment will be installed with vibration isolators as accepted practice by ASHRAE, Sound and Vibration Chapter 46, Table 45 Selection Guide for Vibration Isolators, Latest Edition.
3. Minimum partition STC for critical noise adjacencies such as beverage tenants, food preparation, cleaning areas, and dish washing adjacent to sensitive tenant shall be STC 55 with consideration for plumbing noise vibration isolation. Higher STC values may be required based on space planning.

Music and background paging systems are permitted with the Authority’s approval. The volume of sound must be controlled to limit the levels to the tenant space and not intrude into adjacent spaces or public circulation. The Terminal Background Paging System and Emergency Messaging System must be clearly heard without interference from tenant sound systems. Music in tenant spaces must be “cut-off” during life safety announcements.

##### 3.5.2 Sound Transmission Class (STC) Planning Matrix

Tenants will be required to maintain a minimum STC rating for the demising walls per the following matrix:

	Concession Storage	News Stand	Grab & Go	Restaurant	Retail	Public Space	Toilet	Office
Concession Storage	40	40	40	40	40	40	50	40
News Stand	40	40	40	45	40	40	50	45
Grab & Go	40	40	40	40	40	40	50	45
Restaurant	40	45	40	45	45	45	52	45
Retail	40	40	40	45	40	45	52	45
Public Space	40	40	40	45	45	0	50	50
Toilet	50	50	50	52	52	50	45	50
Office	40	45	45	45	45	50	50	40

If specific materials are already installed on the opposite side of the demising walls, the tenant shall provide wall materials that maintain the STC rating requirements. If no material is installed on the opposite side of the wall, for the purpose of providing the STC requirements, the tenant shall assume the final material will be a single layer of ½ inch drywall.

##### 3.5.3 Public Address System

Tenants may have speakers for a background music system inside their spaces under the following conditions:

1. Sound must be contained inside the tenant’s space.
2. Sound pressure levels outside of the tenant’s space due to music shall be below 40dBA.
3. Small kiosk or grab & go are not allowed any type of music.

Please contact the Authority if the tenant desires to have a background music system with cut-off during airport page announcements.



## 3. DESIGN CRITERIA

### 3.6 Mechanical, Electrical, and Plumbing Requirements

The main transfer level MEP systems and Airsides A, C, E, and F Boarding level MEP systems will provide a basic level of utility services meeting the design standards of the Authority and satisfying the basic needs of any tenant. *Any requirements beyond the provided utilities will need to be coordinated with and approved by the Authority and provided by the tenant at its sole expense.*

On the ramp level all tenants will be provided storage. The allocation of storage space will be determined based on the total make-up of the new tenancy. Each area will be metered separately with provisions for sub-division of each storage space, including metering. We anticipate each space may have coolers/freezers and HCAA will plan the utilities appropriately including provisions for floor drains, data, chilled water, etc. Each space will be conditioned.

#### 3.6.1 Heating, Ventilation, and Air Conditioning

Owner-provided HVAC will serve the public seating and transient areas. Medium pressure ductwork will be provided for future connection of tenant-provided variable air volume (VAV) boxes. The air handler(s) serving the main terminal tenant space(s) will be sized at 1.85 cfm/sf. The supply air temperature to the space will be 55°F. Any required cooling capacity beyond the provisions supplied by the Authority shall be handled with tenant-provided and installed two-pipe chilled water fan coil units (FCU) with electric heat. The FCUs shall be supplied from the chilled water piping serving the air handlers in the area. The tenant is responsible for all required connections and piping, including sub-metering via BTU meters, if applicable.

The tenant's design engineers shall provide an *air balance study* if the tenant requires exhaust of any kind.

1. For combined Kitchen Hood Exhaust < 5000 CFM – Conditioned air shall be limited to the maximum space load, or to the difference between exhaust and available transfer air. For hoods using make-up air units, the transfer air quantity available shall be zero. For exhaust only hoods employing demand control ventilation, transfer air shall be allowed.
2. For combined Kitchen Hood Exhaust >5000 CFM - Exhaust flow rates must comply with ASHRAE 90.1-2010 table 6.5.7.1.3 Maximum Net Exhaust Flow Rate, CFM per Linear Foot of Hood Length. The kitchen hood system controls shall be capable of Demand Control Ventilation for a least of 75% exhaust airflow, to reduce exhaust and replacement airflow rates by 50% for one half of the kitchen occupied hours.

The design criteria of each space must meet the following:

1. Cooling design temperature: 75°F, 50% RH
2. Heating design temperature: 72°F/30% outside air
3. Outside design temperatures: 91°F DB/ 80°F WB Summer, 40°F Winter
4. 1.85 cfm/sf at 55°F/30% outside air
5. Supplemental chilled water: 45°F entering/ 57°F leaving
6. Occupancies greater than 40 people/1000 sq.ft. shall be provided with demand control ventilation.

The tenant is responsible for providing engineered drawings, design, and installation of all required HVAC inside the space, in compliance with the Authority's Design Criteria Manual, including the following:

1. All ductwork from the main supplied by the Authority to the air devices in the space and all appurtenances associated with the ductwork.
2. All required kitchen exhaust and make-up air ductwork.
3. All required kitchen hoods and associated exhaust and make-up air fans.
4. All required controls (to be purchased from and coordinated with Johnson Controls, a proprietary system) for a fully integrated system.
5. All required VAV boxes with electric heat.
6. Any supplemental cooling and/or heating required by the tenant. Supplemental cooling/heating shall be

provided by FCU(s) (fan coil units) connected to the chilled water system. The FCU(s) shall have electric heat and a 3-way pneumatic chilled water valve.

7. All associated chilled water piping from tap point to supplemental cooling.
8. Air balance study.

#### 3.6.2 Building Automation System (BAS)

The tenant space shall be fully integrated into the existing building management system. All controls shall be BACnet and shall be Johnson Controls Metasys interface. All controls work shall be furnished and installed by Johnson Controls at the tenant's expense. The concession space shall interface with the main terminal via a data port located within the tenant space.

The minimum controls needed to interface with the main terminal are as follows:

1. Variable air volume boxes:
  - a. Space temperature
  - b. Set point temperature
  - c. Supply air flow in cfm
  - d. Supply air temperature
  - e. Heating element running status and stages
  - f. Damper position
2. Supplemental HVAC:
  - a. Space temperature
  - b. Set point temperature
  - c. Supply air flow in cfm (if variable)
  - d. Supply air temperature
  - e. Chilled water entering/leaving temperature
  - f. Chilled water valve position
  - g. Heating element running status and stages
  - h. Running status
  - i. Fire alarm interlock (if required)
  - j. Chilled water BTU meter
3. Exhaust/intake fans:
  - a. Running status

#### 3.6.3 Electrical

The tenant is responsible for the engineering design, permit, and installation of a complete and functional electrical service within its space. Electrical submittals shall be clear descriptive drawings and specifications produced and detailed in a manner that meets or exceeds minimum code requirements and is in accordance with the Airport Design Standards and Authority Design Criteria Manual. The information contained shall include but not be limited to:

1. Legend and symbols
2. Lighting plan including emergency light locations and schedule
3. Power plan
4. Communications plan
5. Kitchen equipment plan and schedule
6. Fire alarm plan
7. Panel board schedules and load summaries
8. One-line diagrams
9. Fault current calculations
10. Coordination of protective devices

## 3. DESIGN CRITERIA

### 3.6.3.1 Service

The Main Terminal building power distribution originates at the secondary side of Tampa Electric Co. furnished transformers. Secondary distribution is 277/480V, 3-phase, 4-wire. The power available is non-conditioned.

Each tenant will be electronically metered and monitored by the Authority. Energy monitoring module and wiring shall be provided and installed by the tenant at a location indicated by the Authority. Tenant's engineer should contact the Authority during the early design process to be directed to the location where the meter is going to be installed. Pre-approved energy monitoring device: E-Mon D-Mon. Class 1000 Single Phase and Class 2000 Three Phase kWh/Demand meters.

Each tenant space is provided with an empty conduit with pull string that runs from the proximity of the tenant space to the nearest electrical room. The tenant is responsible for terminating the conduit in the Authority's designated 277/480V distribution panel or 120/208V distribution panel inside the electrical room. In cases when the service conduit is located below the tenant's space (ceiling space or floor below), the tenant shall be responsible to x-ray the slab prior to any slab penetrations in order to extend the conduit to the tenant's panel board location. Electrical service coordination with the Authority is required during the early design process. The size of the conduit is indicated in the Concession Service Matrix. The tenant's design engineer shall field verify the exact conduit location and existing conditions within the tenant space.

### 3.6.3.2 Distribution

The main distribution panels are 277/480V, 3-phase, 4-wire. This voltage is being used for all general lighting, motors 1 HP and larger and any other large loads. 120/208V, 3-phase, 4-wire is used to serve all convenience outlets, accent low voltage lighting, motors 3/4 HP and smaller, and other small electrical loads.

All distribution panel boards to tenant spaces are located in controlled electrical rooms. Depending on the location of the tenant space, the electrical room may be located a floor above or below. The tenant's design engineer shall be responsible for coordinating the exact electrical distribution panel location with the Authority and providing voltage drop calculations as part of its design submittal for the Authority's approval.

Each tenant shall be responsible for its own electrical system within the space, including subpanels and step-down transformers. All breakers within the tenant's panels shall be series rated. Tenants shall coordinate and verify existing conditions and provide a summary of electrical calculations demonstrating that the distribution panel is capable of handling their design load. A 30-day load study is **required** to determine existing loads in order to add new loads to any of the existing distribution panels.

### 3.6.3.3 Voltage Drop

Cumulative voltage drop from source to load shall be designed for a maximum of 5% drop. Motor starting voltage drop shall be designed for a 10% maximum at the motor terminals. Feeders shall be allowed a maximum of 2% drop, and branch circuits shall be allowed a maximum of 3% voltage drop as stipulated in the Florida Building Code (FBC).

### 3.6.3.4 Grounding

The grounding system is designed to maintain an equal potential throughout. Each distribution panel board is equipped with a grounding bus bar. From this grounding bus bar, a grounding conductor shall be extended to each tenant subpanel as part of the tenant's electrical service.

### 3.6.4 Plumbing

Refer to the overall responsibility matrix for each individual tenant space, as the Airsides and the Main Terminal are all unique. The descriptions provided below are for the Main Terminal and broadly for the Airsides.

Domestic cold water will be provided to each large tenant space in the main terminal by a 2" water line, and each food court tenant will be provided with a 1.5" water line. Central tenant spaces in the main terminal will be provided with a 3/4" domestic water line below slab within 5 feet of tenant space. An isolation valve will be provided at the stub near the tenant space. Each space will be independently sub-metered. The Authority will provide the sub-meter. Airside domestic water will be provided as needed from the nearest adjacent water main with the same requirements of the tenant spaces in the Main Terminal.

Domestic hot water will be the responsibility of the tenant, and no hot water equipment will be provided or maintained by the Authority.

Food and beverage tenants that use cooking oil in their cooking facilities are required to provide a cooking oil reclamation, pumped and piped system to a storage tank within 200' of the facilities. See the Provisions Summaries and Authority Responsibility Matrices in Section 8 through 12 for more detail on the piping provided by the Authority. If any piping is required beyond the piping provided by the Authority, the tenant must provide the extra length of piping and any modifications required by this addition. This expansion must be approved by the manufacturer.

A 4" grease waste line will be provided to all food service tenant spaces in the main terminal. This grease line is connected to below-grade grease interceptors located on the first level by the bag claim driveway at each quadrant. Each Airside has differing conditions, but all have central below-grade grease interceptors. If a tenant is too far from the central system, point of use traps are required. See the responsibility matrix for exact requirements. The Authority will be responsible for maintaining any grease interceptors located outside of the lease line. The sanitary lines from each tenant space shall be connected to the nearest sanitary piping of adequate size. This piping shall be identified by the tenant's design engineer based on as-built documentation provided by the Authority.

All vents required for the sanitary or grease waste shall extend through the roof and terminate outdoors. Any Studor-type vents (air admittance valves) shall require specific approval from the Authority. Air admittance valves shall only be allowed if there is no way to conceal a vent pipe to the exterior.

Natural gas will be provided to each large food service tenant space in the Main Terminal by a 2" gas line, and each food court tenant in the Main Terminal will be provided with a 1-1/4" gas line. Each tenant will have a dedicated meter on the exterior of the building and will be charged directly by TECO People's Gas. No gas will be provided to the central tenant spaces in the Main Terminal.

Airside C currently has a 1-1/2" gas service; this service will remain to feed every food service tenant. Additional meters and associated piping will be added to serve additional tenant locations as needed. Airsides A, E, and F do not have gas service available. The gas regulator and meter will be provided by TECO, and all piping downstream of the meter up to an isolation valve at the tenant space will be provided by the Authority. If gas is to be used, an approved means of exhaust and combustion air intake must be provided by the tenant.

The tenant is responsible for providing engineered drawings, design, and installation of all required plumbing inside the space in accordance with the Authority's Design Criteria Manual, including the following:

1. All piping from the main supplied by the Authority to the fixtures in the space and all appurtenances associated with the piping.
2. All required fixtures including water heaters.

## 3. DESIGN CRITERIA

3. All required point-of-use grease traps.
4. All required sanitary cleanouts in accordance with the Authority standards.
5. All required cooking oil recovery system connections and piping.
6. X-ray of slab to prevent core drilling through structural steel.
7. Core drilling to access utilities below.

### 3.7 Fire Protection and Life Safety

The tenant is responsible for design and installation of all life safety systems and equipment inside tenant spaces. All installations shall comply with FFPC 2013 and Authority requirements.

Supplemental HVAC equipment over 2,000 cfm shall be equipped with smoke detectors on the supply and return ductwork. All HVAC units shall also be connected to the fire alarm system and wired as supervisory only to signal an alarm and be able to receive a signal from the fire alarm system for shut-down.

All kitchen grease hoods shall be equipped with fire protection systems similar and equal to Ansul. The system shall be controlled as required by NFPA 96 2008 and FBC 2013. The Ansul system shall be connected to the fire alarm for monitoring purposes only. The tenant is responsible for design and installation of all fireproofing systems and penetrations as required by code.

#### 3.7.1 Smoke Control

There are no automatic smoke control requirements.

#### 3.7.2 Fire Alarm

The Main Terminal building and each Airside are equipped with a stand-alone fire alarm system provided by Simplex Grinnell. The microcomputer-based system uses distributed processing techniques for alarm reporting, central signaling, and selection of audible signal circuits. This system is low voltage, electrically supervised, and multiplexed using addressable monitoring and control devices and analog smoke detectors. This voice evacuation system uses a combination of audible signal devices consisting of speakers and visual signal devices consisting of strobe lights. The tenant's fire alarm system design shall be in accordance with NFPA 72 and the Authority design standards.

Each tenant shall be responsible for fire alarm system design within its own space. All fire alarm design shall conform to ADA requirements and shall be integrated with the existing Simplex Grinnell System.

The tenant shall verify existing system capacity and coordinate design criteria with Simplex Grinnell prior to design of tenant's fire alarm system.

#### 3.7.3 Automatic Sprinklers

Automatic sprinklers are to be provided by the tenant in all locations required by NFPA 13 2010. All wet-pipe sprinkler mains, valves, supervisory valves, and appurtenances are provided by the Authority. No dry pipe mains will be provided by the Authority. Occupancy levels up to Ordinary Hazard Group I as defined by NFPA 13 2010 are permitted. All plans shall be prepared, signed and sealed, and installed by a Florida licensed fire protection contractor.

Sprinklers shall be installed per the tenant's occupancy type and be no more than 0.15 gpm/sf over a 1,500 sf area and spacing at no more than one sprinkler head per 130 sf. Sprinklers shall be concealed type sprinkler heads for ceiling applications and upright heads where exposed.

Outdoor piping that is exposed to the elements shall be wrapped with 1" insulation. All associated heads shall be dry pendant type heads, not pre-action.

Individual zone valves and flow switches for each tenant are not required unless the zone requirements are exceeded per NFPA 13 2010. This is to be determined by the design engineer.

The tenant is responsible for providing engineered drawings, design, and installation of all required fire protection inside the space in accordance to the Authority's Design Criteria Manual, including the following:

1. All sprinkler piping from the main provided by the Authority to sprinklers and appurtenances associated with the piping.
2. All required drain valves at low points in piping.
3. All required insulation on any piping located in an area exposed to the elements.

#### 3.7.4 Emergency Lighting

One un-switched 277V circuit for connection of exit signs and emergency path illumination will be provided by the Authority for each 5,000 sf of tenant space. This is not metered power and is for provision of code required exit pathway power only. No provision for additional standby or emergency power is included, and the tenant may only use this power for the purpose intended. The tenant is responsible for providing all emergency light fixtures within the tenant space. All emergency light fixtures shall be equipped with an integral battery pack and charger.

#### 3.7.5 Means of Egress

The occupant load for tenant spaces and the required number and location of exits should be determined by using current and applicable building codes. Occupant load calculations for the specific tenant space and egress/life safety plan will be required with the schematic design submittal-35%.

#### 3.7.6 Interior Finishes

Interior finishes must meet all applicable flame spread ratings as prescribed in the current codes.

## 3.8 Security

Each tenant is responsible for securing their premises for in-store security and loss prevention. The Authority has its own police department. Tenants can consult with the Authority and the Authority Police Department for security policies and regulations.

Tenants may have their own security systems inside their premises following these criteria:

1. Surveillance camera systems (CCTV) or other security systems shall be completely independent of the Authority's own CCTV or access control systems.
2. Access to cameras that are part of the Authority's CCTV system will not be provided to the tenants.
3. The field of view of tenant's CCTV system shall be limited to the tenant's premises.
4. Neither the Authority nor Authority's Police will monitor the tenant's CCTV systems or card access systems.
5. The Authority has an existing alarm system monitored by Authority Police that is placed in specific critical high-security applications requiring duress buttons. Please contact the Authority with any questions about the possible use of this system.
6. The tenant shall submit security drawings indicating the location of camera systems and card access systems they intend to install to the Authority for approval.
7. When doors use access controlled electric locking, hardware egress requirements shall be based on code requirements.

There are no specific Authority-provided security provisions for the individual tenant spaces. The tenant is responsible for any internal security provisions.



## 3. DESIGN CRITERIA

### 3.9 Information Technology Services

At a minimum, the Authority will provide to all tenant spaces a 1" conduit from the limit of the space to the nearest Authority telecom room. The Authority might provide additional elements per a further agreement with the tenant.

#### 3.9.1 Service Provider Options and Service Entrance

Currently, tenants can request that the Authority provide telephone or data services into the tenant's space. Telephone services are based on VoIP, and data services are based on Ethernet connections for internet access or virtual private network (VPN) access to the tenant's off-premise network. The tenant may also secure these services from the Local Exchange Carrier (LEC). Please contact the Authority for details on charges for these services.

The use of the Authority's telecom rooms to hold tenant's equipment is not allowed. Tenants will not be allowed to run their own backbone cables between two non-adjacent tenant spaces. The Authority can provide all telecom service connections between non-adjacent tenant services. Tenants can also use the LEC for these connections.

#### 3.9.2 Inside Premise Distribution

Tenant has different horizontal cabling options for planning voice and data services inside its spaces. If the tenant decides to use phone and data services from the Authority, the tenant will only have to provide conduits in the wall for the voice/data outlet locations. The Authority will provide the CAT6 cables from the outlet location to the Authority telecommunications room.

If the tenant decides to use its own wiring, the tenant must set up a telecom room inside its space and wire all the horizontal cabling to that location. In this case, all wiring standards for premise distribution cabling issued by the Authority shall be followed. These standards are available on the Authority website at: [http://www.tampaairport.com/airport\\_business/design\\_criteria\\_manual.pdf](http://www.tampaairport.com/airport_business/design_criteria_manual.pdf).

In this case, all network equipment is the responsibility of the tenant.

#### 3.9.3 TV Signal to Tenant Spaces

Please contact the Authority for cable or satellite TV services to the tenant's space.

#### 3.9.4 Other Antennas

Refer to current Authority policies for the use of antennas for radio frequency transmission systems.

#### 3.9.5 Use of Wi-Fi at the Airport for Tenants and Inside the Tenant's Space

Currently, the Authority provides free Wi-Fi service in all public areas of the Terminal and the Airsides. The Authority can provide tenants with a private Service Set Identifier (SSID) if tenants desire to use the Authority's Wi-Fi for private services. Tenants can also provide their own Wi-Fi, as long as the signal is contained between the boundaries of the tenant's space. Any conflicts caused with radio frequency interference due to tenant's own Wi-Fi system need to be resolved immediately by the tenant.

#### 3.9.6 Use of Flight Information Displays Inside the Tenant's Space

The Authority can provide flight information displays in tenant spaces if desired by the tenant and approved by the Authority. The use of third-party software for flight information displays in tenant spaces is not allowed, as all displays in the Authority's flight information system must maintain a consistent look and feel.

### 3.10 Roof Penetrations

All roof penetrations shall be coordinated with the Authority. No new roof penetrations are allowed without the written permission of the Authority. All new roof penetrations approved by the Authority shall meet all wind load requirements of the FBC and Florida Product Approval certifications.

The tenant will be required to use best practice methods to determine appropriate and logical right-of-ways for all necessary roof penetrations. The tenant will be responsible for coordinating pathways with the Authority and the appropriate facility groups affected by the tenant's design.

The tenant is responsible for all new roof penetrations, associated rooftop equipment, roof flashing, roof membranes, and curbs. The tenant shall ensure that the existing roof warranty is maintained by using the existing roof manufacturer's approved/licensed roofing contractor. The tenant is also responsible for maintaining new roof penetrations/shafts and all existing penetrations/shafts within the tenant space, whether they are to be used or not. All new penetrations and pathways shall be coordinated with the Authority and any adjacent existing tenants.

Exhaust fans and plumbing vents shall be located in the designated space and shall not be within a minimum of 10' of any outdoor air intake. All distance separation of exhaust fans and plumbing vents from any outdoor air intake shall be in accordance with NFPA 96. If a fan is placed inside a penthouse, the exhaust shall be ducted to the exhaust louver and shall not exhaust directly inside the penthouse.

Roof penetrations for electrical feeders to mechanical equipment are not allowed (pitch pocket). The electrical feeder shall run inside the mechanical chase and terminate inside the equipment.

### 3.11 Plants and Planters

Tampa is an environment where plant growth is a commodity. The Authority wants to promote their values and branding via the use of live plant materials. Therefore only live trees and plant materials will be allowed in any tenant space. All planting plans, including trees and plants must be accompanied with a maintenance plan by the potential maintenance vendor. The maintenance plan is to be submitted as part of the concept, schematic and construction document submittal.



## 3. DESIGN CRITERIA

### 3.12 Sustainability

As a local node in a global network, the Authority is committed to sustainability and thinking globally while acting locally. The Authority strongly encourages the integration of sustainable design strategies and operational practices in tenant designs.

#### 3.12.1 Alignment with the TPA Sustainability Management Plan (SMP)

The Authority has developed the following 23 Goals in 7 Categories as part of its SMP which should be used as a guide by all tenants:

##### COMMUNITY

1. Inspire sustainable actions throughout the TPA community
2. Create a learning airport community focused on continual improvement
3. Exceed the expectations of our customers for a sustainable airport experience
4. Enhance links between TPA and the Tampa Bay community
5. Engage local businesses and community groups active in sustainability
6. Support regional planning interests

##### HEALTH, SAFETY & SECURITY

7. Enhance health, safety, and security of the airport community
8. Reassess disaster recovery plans in context of changing circumstances (new facilities / tech)
9. Ensure safe and security information technology and data systems

##### NATURAL SYSTEMS MANAGEMENT

10. AIR Reduce greenhouse gas emissions on a per passenger basis by \_\_\_% by 2021 (2011 base)
11. WATER Reduce potable water use on a per passenger basis by \_\_\_% by 2021 (vs 2011 base)
12. BIODIVERSITY Target % for low-maintenance, non-wildlife attracting species for projects involving landscaping
13. BIODIVERSITY Provide opportunities for people to experience Tampa Bay Area's natural environment

##### WASTE MANAGEMENT

14. Reduce, reuse, recycle solid waste generated on per passenger basis by \_\_\_% by 2021 (vs 2011 base)
15. Encourage zero-waste zones within the airport campus

##### BUILD AND BUY GREEN

16. Promote sustainable procurement throughout the TPA community
17. Design/construct environmentally resp. and energy eff. facilities using industry best practices and systems

##### ENERGY MANAGEMENT

18. Reduce electricity consumption on a per passenger basis by \_\_\_% by 2021 (vs 2011 baseline)
19. Reduce petroleum fuel use by \_\_\_% by 2021
20. Promote the use of renewable energy sources over traditional energy sources

##### REGIONAL ECONOMIC IMPACT

21. Pursue strategies to increase tenant revenues
22. Support local, regional, and state efforts in attracting new business to the community
23. Prioritize/implement financial flexibility w/cost containment, capital access, contingency planning

#### 3.12.2 Alignment with TPA Sustainable Design Criteria Manual (SDCM)

The Sustainable Design Criteria Manual (SDCM) is an integral part of the SMP, and Concessionaires should refer to it for specific guidance on TIA SMP goals, strategies, methods, tracking, and requirements related to facility design and construction. The SDCM is intended to communicate the Authority's expectations and encourage and document green building measures incorporated into project advance planning, design, and construction.

Sustainable design strategies in the SDCM include but are not limited to:

- Energy efficient equipment, appliances, lighting, and HVAC systems
- Motion sensor lighting controls in storage, office and other support spaces
- Occupancy sensors in low traffic areas
- Maximizing daylighting to limit energy consumption
- Water conservation by installing low-flow optimized appliances, fixtures, and fittings
- Diversion of construction waste from the landfill through recycling and salvage practices
- Specifying materials that have recycled content, are rapidly renewable, and/or locally available
- Specifying low VOC paints, adhesives, sealants and other coatings
- Ensuring recycling bins are available for concession employees and customers

#### 3.12.3 Design for Waste Diversion

Diverting waste from landfills reduces waste removal costs. Concessionaires should design/allocate dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable and compostable materials. Recyclable materials should be aligned with SMP protocol and include:

- Mixed paper
- Corrugated cardboard
- Glass
- Plastics
- Metals
- Shrink wrap
- Pallets
- Coffee grounds
- Whipped cream canisters
- Cooking oil
- Toner cartridges

### 3. DESIGN CRITERIA

#### 3.13 Structural Loads

If the tenant’s space requires floor penetrations, the tenant’s contractor is required to provide non-destructive testing of the slab/structure (e.g., x-ray) before cutting, drilling, or otherwise penetrating the existing composite slab. The Authority is to be notified of the exact location, in writing, prior to any penetration. The tenant’s structural engineer is required to review the images of the non-destructive test and provide their design and approval of all floor penetrations.

Because the concrete deck contains conduits, caution must be taken when cutting and drilling. If any utility or service is damaged, it must be repaired immediately at the sole cost of the tenant.

The tenant and its contractor(s) shall not impose a load on any concrete floor greater than the design loads as follows:

Area	Pounds/Square Foot (PSF)
<b>Airside A</b>	
Flooring load	5
Ceiling and collateral dead loads	10
Partition load	20
Floor live load	100
<b>Airside C</b>	
Flooring load	5
Ceiling and collateral dead loads	10
Partition load	20
Floor live load	100
<b>Airside E</b>	
Flooring load	5
Ceiling and collateral dead loads	10
Partition load	20
Floor live load	100
<b>Airside F</b>	
Flooring load	5
Ceiling and collateral dead loads	10
Partition load	20
Floor live load	100
<b>Main Terminal</b>	
Flooring load	5
Ceiling and collateral dead loads	10
Partition load	20
Floor live load	100



# SECTION 4

## RESPONSIBILITIES AND PROCEDURES

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 4. RESPONSIBILITIES AND PROCEDURES

### 4.1 Codes and Standards

The Authority assists in the various steps of the application/review/construction process and reviews the application for compliance with this Manual. Tenants will select architects and general contractors who will submit applications directly to the Authority; the governing health agency (if food and beverages are involved); and the federal, state, or local permitting agencies.

#### 4.1.1 Professional Responsibility Statement

All facilities located within the Airport boundaries must be designed by a practicing professional architect and/or engineer licensed in the State of Florida. The professional must sign and seal the work, which must be confined to the profession in which he/she is licensed.

#### 4.1.2 Drafting Standards and CAD/Orientation

All design and construction documents must meet the criteria in the latest edition of the Hillsborough County Aviation Authority CAD Standards.

#### 4.1.3 Applicable Building Codes

Tenant design and construction must comply with applicable federal, state, and local laws, statutes, orders, codes, ordinances, and regulations that are legally applicable to the work to be performed.

#### 4.1.4 Health Department License and Permit

Any establishment providing food or alcoholic beverages to the public is required to have a permit and must be inspected for compliance with the City of Tampa, Hillsborough County, and State of Florida regulations. The tenant is responsible for making required submittals to the appropriate agencies.

The Florida Department of Business and Professional Regulation's Division of Alcoholic Beverages and Tobacco licenses the alcoholic beverage and tobacco industries, collects and audits taxes and fees paid by the licensees, and enforces the laws and regulation of the alcoholic beverage and tobacco industries, pursuant to Chapter 210, Chapters 561-565, and Chapters 567-569 of the Florida Statutes. These responsibilities are carried out through three bureaus within the division: Licensing, Auditing, and Enforcement. The Division of Hotels and Restaurants (H&R) licenses, inspects, and regulates public lodging and food service establishments in Florida under Chapter 509, Florida Statutes.

#### 4.1.5 Sustainability

Concession tenants shall become familiar with the Authority's official sustainability commitment by reviewing and complying with the Tampa International Airport Sustainability Management Plan (SMP) located on the Authority website: [http://www.tampairport.com/airport\\_business/sustainability.asp](http://www.tampairport.com/airport_business/sustainability.asp)

The Sustainable Design Criteria Manual (SDCM) is an integral part of the SMP, and Concessionaires should refer to it for specific guidance on TIA SMP goals, strategies, methods, tracking, and requirements related to facility design and construction.

Compliance with LEED certification through the U.S. Green Building Council (USGBC) is encouraged but optional. If seeking LEED for Commercial Interiors: Retail certification, please note that design features of the existing Airsides and Main Terminal renovation may provide credits toward certification. Please reference [www.usgbc.org](http://www.usgbc.org) for additional information regarding the LEED for Commercial Interiors: Retail rating system.

#### 4.1.6 Accessibility Standards

Entrance to tenant concession spaces should be visually and physically open and approachable. Ease of access and circulation within the space is critical to travelers and must accommodate those with carry-on luggage and roller bags.

All facilities must be designed and constructed in compliance with the Florida Accessibility Code for Building Construction, latest edition, Section 553.503, Florida Statutes and the latest ADA code.

#### 4.1.7 Airfield Operations Coordination

Although the Air Operations Area (AOA) prohibits unauthorized persons, vehicles, or equipment, the AOA may need to be accessed for tenant construction purposes. The AOA consists of all areas beyond the security checkpoint and areas of the airport used for the landing, take-off, or surface maneuvering of aircraft. Nobody may enter the AOA without proper authorization, and violators are subject to fines and/or arrest. All construction personnel requiring AOA or sterile area access must have a security badge. Anyone operating a motor vehicle within the AOA shall have a valid airfield driver's permit issued by the Authority Security Badging Office. In addition to the license, the contractors must have vehicle insurance for airside access.

#### 4.1.8 FAA Coordination

*Any necessary coordination or communication with FAA in relation to the project must be made by the Authority, not the tenant, tenant designers, or tenant contractor.* If tenant communication with FAA is necessary, the tenant must transmit all information and requested communications to the Authority.

#### 4.1.9 Submittal for Airport Security Plan Changes

In the rare case that the tenant design and construction requires modification of the Airport Security Plan, the tenant must provide all documentation required for the plan modification. The Authority will provide any actual modifications of the plan.

#### 4.1.10 Hazardous Materials

If hazardous materials are present, construction cannot commence until a hazardous material survey is completed and the hazardous materials are abated. During the review process, the Authority will notify the tenant of the presence or presumed presence of hazardous materials in the Tenant Improvement Project area.





# SECTION 5

## DESIGN REVIEW AND SUBMITTALS

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 5. DESIGN REVIEW AND SUBMITTALS

### 5.1 Submittal Protocol

#### 5.1.1 Pre- Design Meeting

The Authority will set up an initial meeting with the tenant representatives to review the project scope. The pre-design meeting provides an opportunity for the Authority, the tenant, and other stakeholders to review specific project requirements and verify responsibilities. The Authority will review the pre-design responsibilities with the tenant representative to discuss the Authority's project expectations. The discussions will include Airport standards, guidelines, permits, inspections, applications, and other various forms and procedures. The Authority will provide the tenant with the applicable documents indicated in the Manual and discuss with the tenant a list of potential project issues.

The Authority will provide the base building drawings to the tenant at the pre-design meeting if they are available. The tenant's design team is required to inspect and review all existing conditions including all utilities and building systems in detail during the Pre-Design and Schematic Design Phases. The tenant's design team is required to determine access to all utilities, capacity of utilities, and coordination required for new work. The tenant's design team should not rely solely on the base building drawings provided to them.

The deliverables required by the design guidelines will be discussed at the pre-design meeting.

#### 5.1.2 Concept Design Submittal – 10% Review

Concept design drawings (minimum 24" x 36" sheets) are intended to demonstrate the "look and feel" of the tenant space. The concept (10%) documents must be submitted and, at a minimum, must include the following:

1. Key plan with location of the tenant's space within the facility
2. Construction access plan
3. Preliminary floor plans indicating interior design concept
4. Typical interior elevations to demonstrate the concept
5. High quality renderings - A minimum of two and a recommended maximum of 4 renderings must be taken from at least two vantage points and identify at a minimum the following:
  - Proposed storefront with materials indicated – 1 rendering.
  - Proposed interior development with materials indicated – 1 rendering.
  - Transition between the proposed storefront and adjacent building condition for a distance of 6ft.
  - Floor, ceiling and fixture and other store components with materials indicated.
6. A preliminary finish schedule indicating selected materials.
7. A preliminary project schedule.
8. Architects' statement of site visitation, including confirmation of existing conditions and utilities.
9. Sample boards (two copies - 11" x 17") with material and color selections of sufficient size to demonstrate all material colors, textures, and patterns.
10. Preliminary completion of the SDCM Tracking Document sections: Evaluation Points, Applicability, Project Record Introduction, Project Record Worksheet, and Innovation Worksheet. If pursuing a certification program such as LEED, preliminary completion of the External Rating System Worksheet.

When the initial review is complete, the Authority will issue a written response of acknowledgement before work may proceed on the schematic documents.

#### 5.1.3 Schematic Design Submittal – 35% Review

Schematic design drawings (minimum 24" x 36" sheets) must be submitted and, at a minimum, must include the following:

1. A key plan showing the location of the tenant's space within the facility
2. Construction access plan.
3. Preliminary floor plans – (minimum ¼" = 1'-0") with critical dimensions indicating clear widths and compliance with the Americans with Disabilities Act requirements (ADA).
4. Reflected ceiling plans, and demolition plan (minimum ¼" = 1'-0") indicating interior design concept.
5. Typical interior elevations (minimum ¼" = 1'-0").
6. Storefront elevation and section, including any graphics and signage and indicating all materials and finishes (minimum ½" = 1'-0").
7. Updated interior and exterior colored renderings.
8. Preliminary sign details, menu boards, and graphics (minimum 1½" = 1'-0").
9. A preliminary finish schedule.
10. Utility connection drawings, including riser diagrams and load summary schedules (reference Section 11.1 Heat Loss Schedule, Section 11.2 Heat Gain Schedule, and Section 11.3 Electrical Review Schedule).
11. Preliminary single-line schematic drawings of mechanical/electrical/plumbing (MEP) connections and locations.
12. Updated project schedule.
13. Updated Architects' statement of site visitation.
14. Updates to the SDCM Tracking Document sections: Evaluation Points, Applicability, Project Record Introduction, Project Record Worksheet, and Innovation Worksheet. If pursuing a certification program such as LEED, updates to the External Rating System Worksheet.
15. Health Department application forms (food and beverage tenants only).
16. Updated sample boards (two copies - 11" x 17") with material and color selections of sufficient size to demonstrate all material colors, textures, and patterns.
17. Railing designs for applicable spaces.
18. Occupant load calculations and egress plan.

When the initial review is complete, the Authority will issue a written response of acknowledgement before work may proceed on the contract documents.

## 5. DESIGN REVIEW AND SUBMITTALS

### 5.1.4 Contract Documents Submittal – 95% Review

This phase should include construction documents (minimum 24" x 36" sheets) as follows:

1. A key plan showing the location of concessionaire within the terminal and including a construction access plan.
2. Floor plans (minimum ¼" = 1'-0") indicating storefront construction materials, colors, and finishes; security grille location (if required); location of partitions and type of construction; and locations of any tenant-provided toilet rooms, indicating placement of plumbing fixtures.
3. Reflected ceiling plans (minimum ¼" = 1'-0") indicating ceiling materials and conditions; ceiling heights; location of all light fixtures, manufacturer's name and catalog number, lamps to be used, and mounting (recessed, surface, etc.); location of sprinkler heads; location of HVAC grilles; and location of plenum access panels.
4. Storefront elevation and section (minimum ½" = 1'-0").
5. Typical interior elevations (minimum ¼" = 1'-0").
6. Interior finishes schedule and illustration boards (11" x 17") with clearly labeled and firmly attached samples and color chips.
7. Detailed signage drawings and details (minimum 1½" = 1'-0") indicating elevation and section views, letter style and size, all colors and materials, methods of illumination, color of illuminate, and voltage requirements. Food tenants must include menu board details as well as any proposed method of temporary signage (e.g., sales, daily or weekly specials) including location, size, materials, color, letter type, and framing method.
8. Mechanical drawings, including electrical, HVAC, plumbing and sprinkler, and load summaries. Drawings must indicate placement of all MEP equipment, connected electrical loads, and weights of heavy equipment, cases, etc.
9. Utility connections for water, sewer, electrical, telephone, and lighting; building mechanical, plumbing, electrical, lighting, fire protection, and fire alarm plans to scale; detailed riser diagrams; and load schedules.
10. Project construction schedule.
11. Temporary construction barrier partition plan (minimum ¼" = 1'-0") and partition elevation (minimum ¼" = 1'-0") with proposed "Coming Soon" graphics.
12. All signage and millwork to meet applicable codes and standards set forth in the Design Criteria Manual.
13. Detailed signage shop drawings to be submitted and approved by the Authority prior to fabrication.
14. Final interior and exterior color renderings.
15. Final updates and revisions to the SDCM Tracking Document sections: Evaluation Points, Applicability, Project Record Introduction, Project Record Worksheet, and Innovation Worksheet. If pursuing a certification program such as LEED, final updates and revisions to the External Rating System Worksheet.
16. Occupant load calculations and egress/life safety plan.
17. Any additional documents required by federal, state, or local municipalities for the purpose of obtaining all required permits.
18. Structural drawings indicating structural details for all self-supporting storefront systems, security grilles, support for signage, support for mechanical and electrical equipment, and any new openings through existing structural elements.

Specifications not on drawings should be submitted on 8½" x 11" paper.

The 95% review documents should contain all the revisions requested prior to this submittal. Upon submittal review completion, the Authority will issue written review comments for inclusion with the permit documents submittal.

### 5.1.5 Tenant Work Permit Documents Submittal

The tenant must provide a Tenant Work Permit (TWP) as outlined in the Tenant Work Permit Handbook. All TWP and construction documents shall be delivered to the Authority. The tenant is responsible for delivering all permit documents, signed and sealed by the design professional as required by federal, state, or local municipalities.

The tenant must submit documents sufficient to demonstrate compliance with the applicable building codes, criteria manuals, and this Manual. All documents must reference the construction application (permit) number and the tenant's space reference number.

The Authority requires the following documents:

1. One (1) half-sized construction document drawing set and one (1) project specification book.
2. A copy of the executed contract between the tenant and the general contractor.
3. A copy of the contractor's insurance policy (certificate of insurance).
4. A copy of the contractor's payment and performance bonds, in accordance with current Authority requirements and procedures.
5. Submittal of Funding Affidavit, with cover letter, for Authority approval.
6. Copy of Contract exhibit with any applicable variances that may have been negotiated.
7. Once the Tenant Work Permit Application and building permit number has been assigned, these numbers will be required on subsequent submittals.
8. A TWP, as outlined in the Tenant Work Permit Handbook, fully executed by the tenant.

### 5.1.6 Review Process

The Authority's review time will vary, depending on the project size, project complexity, and number of projects being reviewed at one time. If changes or modifications to the submitted material are required, conditional approval may be given, contingent upon ultimate satisfaction of the changes noted.

Revisions made after the approval of documents and during construction must be coordinated with and approved by the Authority before their installation.



# SECTION 6 CONSTRUCTION

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC 06.05.2015**

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032



## 6. CONSTRUCTION

### 6.1 Construction Procedures

These construction procedures are intended to give the tenant's contractor flexibility and accessibility for the timely execution of the tenant's work.

The following procedures are a summary of detailed construction procedures outlined in the Tampa International Airport Tenant Work Permit Handbook. The Authority advises tenant, tenant's designers, and tenant's contractor to thoroughly review the Tenant Work Permit Handbook. In the event of a conflict between this Concessions Design Criteria Manual and the Tenant Work Permit Handbook, please check with Designer (HOK) / HCAA.

#### 6.1.1 Temporary Provisions

1. The tenant will be fully responsible for the protection of the public and adjacent areas during the construction process.
2. The tenant is to provide and maintain temporary dust partitions to seal openings to all adjacent areas. Construction requirements of these partitions shall be as outlined in the Airport Tenant Work Permit Handbook.
3. Temporary construction partitions must be located a maximum of 2'-0" beyond the tenant's furthest projection, not including signage.
4. Temporary partitions must be insulated for sound control and be designed for a STC rating of 45.
5. Partitions must extend the full height to the existing ceiling or returned to the soffit to positively seal off the construction area. Partitions in view of the public are to be designed to seem permanent, not temporary. All temporary partitions must be self-supporting. "Coming soon" graphics are required with full renderings and must be approved by the Authority. The partitions must comply with the Authority's barricade and graphics program.
6. Building finishes should not be disturbed or altered in the construction of the temporary partition. Temporary partitions may not be anchored to the ceiling or terminal floor.
7. All existing and adjacent finishes and flooring are to be returned to their original condition when temporary partitions are removed.
8. Access doors into construction areas must be installed and lockable.
9. Plans and elevations for the partition are to be submitted with the construction document 95% submittal.
10. Water from drilling or cutting operations must be controlled. Surfaces around and below such operations must be protected. The tenant is responsible for the costs of any damages and loss of revenue sustained during such procedures.
11. The tenant space must be under negative pressure in relation to the surrounding spaces to prevent migration of construction dust.
12. All temporary wayfinding signage required due to tenant construction activities shall be constructed to match the permanent wayfinding signs' construction.
13. The tenant shall be required to provide an interim fire life safety plan to assure all life safety requirements are maintained during construction.

#### 6.1.2 Tenant Space Security During Construction

The tenant is entirely responsible for the security of the tenant's space during construction and must take all necessary steps to maintain Airport security. The most current Airport security requirements are available from the Authority. The Authority will have no liability for loss or theft of any tenant property. All contractors and subcontractors will be required to follow all Authority Security Procedures.

#### 6.1.3 Construction and Coordination

The tenant's contractor is to keep all terminal areas and access points outside of the construction site free of construction materials, tools, and debris at all times.

The tenant must submit, in writing, a construction phasing and operations plan—to include a construction schedule containing all significant construction activities and milestones—to the Authority for review and approval. The plan is submitted with the permit documents and is reviewed at the preconstruction conference before construction commences.

Project construction coordination includes, but is not limited to, the following issues:

1. Site and terminal access and site safety.
2. Maintenance of the Federal Aviation Administration (FAA) and Transportation Security Administration (TSA) security requirements.
3. Maintenance of both terminal and tenant construction site security.
4. Materials delivery and storage.
5. Employee parking.
6. Trash removal and construction site cleanup.
7. Hours and days construction allowed, i.e., coordination of terminal and tenant space construction schedules.
8. Connections to and modifications of terminal fire protection and life safety systems.
9. Modifications to terminal structure.
10. Code enforcement inspections.
11. Systems testing, including air balance testing.
12. Project closeout and certificate of occupancy inspections.
13. Ventilation and exhaust ducting needs.

#### 6.1.4 Base Building Finishes

Tenant is required to restore all disturbed base building finishes resulting from its construction. The tenant is required to match adjacent building finish floor material if the existing finish has been damaged or discolored during construction. The tenant should schedule, with the Authority, a preconstruction inspection to document the state of adjacent finishes, and document via photographs.

#### 6.1.5 Sustainability

Construction practices must comply with the Sustainable Design Criteria Manual (SDCM), an integral part of the Tampa International Airport Sustainability Management Plan (SMP) located on the Authority website:

[http://www.tampaairport.com/airport\\_business/sustainability.asp](http://www.tampaairport.com/airport_business/sustainability.asp)

Tenant contractors should refer to it for specific guidance on TIA SMP goals, strategies, methods, tracking, and requirements related to facility design and construction.



# SECTION 7

## PROJECT CLOSEOUT ACTIVITIES

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC 06.05.2015**

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 7. PROJECT CLOSEOUT ACTIVITIES

### 7.1 Commissioning

The intent of commissioning is to functionally test equipment to verify operation in accordance with the design. This process includes testing to verify the equipment is ready to energize and operate. Examples include lineup of valves to prevent facility fluid spills or release of steam and tests performed to verify electrical equipment is connected properly prior to operation.

It is important that the utilities, equipment, and systems in a tenant project fit in seamlessly into the Airport's utilities and systems. The tenant shall conduct a commissioning effort prior to temporary occupancy as defined in the Contract and all related documents. The tenant is required to provide a Commissioning Plan and Closeout Report. The plan and report shall be sent to the Authority to be reviewed and approved by the Authority's technical representatives.

The commissioning effort shall be coordinated with the Authority's maintenance personnel assigned to the project. The tenant must submit a full schedule indicating the proposed dates to the Authority 30 days prior to execution.

The tenant will provide operational and service training for any equipment that may impact Airport systems.

### 7.2 Inspections

The Authority may attend special progress meetings or require additional meetings to be held at a time and place suitable to the Authority. The Authority will be advised to the time and place of general project coordination or progress meetings held by the tenant, the tenant's contractor, or the tenant's designers during construction. The tenant, the tenant's contractor, or the tenant's designers will record minutes of all such meetings and distribute copies to the Authority.

The Authority will be allowed access to all parts of the work and will be furnished with such information and assistance by the tenant, the tenant's contractor, or the tenant's designers as required to make a complete and detailed inspection. The Authority reserves the right to issue a Stop Work Order at any time if unsafe conditions are observed; airport security is compromised; or the tenant, tenant's contractor, or tenant's designers fail to follow the provisions of the Contract, Concessions Design Criteria Manual, or related documents.

Other federal, state, or local agencies may require the tenant, tenant's contractor, or tenant's designers to obtain permits requiring inspection of the work. The Authority will have no responsibility for assuring that these permits or inspections are properly scheduled or completed. Copies of these inspection reports shall be supplied to the Authority.

### 7.3 Punch List

When the tenant's contractor considers that the work is substantially complete, the tenant and tenant's contractor shall notify the Authority that the work is ready for inspection. The notice of substantial completion of the work shall include a list of minor items to be completed or corrected that would not affect the tenant's beneficial occupancy (punch list).

Punch lists (referred to as "punch lists") often contain a similar list of requirements that the Authority and contractor may anticipate beforehand. These items may include, but are not limited to, the requirements to:

1. Label any and all equipment, motors, "J" boxes, and disconnects per the Authority standard numbering guidelines.
2. Label hot and cold-water meters per the Authority's standard lettering guidelines and insulate water supply lines from point of connection to fixture hook-up.
3. Provide DDC connections to water meters.

4. Label tenant breaker at the Airport distribution panelboard per the numbering guidelines in the Authority's standards. In addition, label the tenant electrical meter per the Authority standards, to identify the aforementioned breaker as its source of power and the name of the tenant panel being fed through this meter.
5. Clean/repair all base building surfaces affected by tenant improvement work until no work traces can be observed with the naked eye.
6. Demonstrate that all construction materials, tools, and debris have been removed from all areas impacted by tenant construction (roof, areas below or above utility routing, and dumpster staging area).
7. Provide copy of final HVAC air balance study per Section 3.6.1.
8. Provide as-built drawings, which are required prior to the release of any deposits or construction bonds.
9. Provide certified statement specifying the total cost of construction in such detail as necessary to ascertain the costs of all tenant improvements, furniture, fixtures, and equipment constructed or installed by tenant in the space.
10. Provide certification that the improvements have been constructed in accordance with the approved drawings and specifications and in strict compliance with all legal requirements and Authority standards.

### 7.4 Completion Requirements

#### 7.4.1 Clean-Up Upon Completion

Upon Notice of Substantial Completion of the Work, the tenant's contractor shall, as soon as practicable, remove all waste materials, excess materials, tools, and equipment such as scaffolding, temporary structures, and facilities (e.g., sanitary facilities).

The tenant's contractor shall clean and replace broken or scratched windows, clean and repair all surfaces, and clean and adjust all units of equipment that are part of the various tenant improvement systems.

Any tenant improvement project constructed must be clean and ready for full use before it is given a final inspection. The tenant shall ensure that all clean-up is done to the satisfaction of the Authority.

#### 7.4.2 Substantial Completion

When the tenant, on the basis of the inspection and with the tenant designer's recommendation and the Authority's recommendation, determines that the work or designated portion thereof is complete, the tenant will prepare a Certificate of Substantial Completion of the Work which shall establish the date of substantial completion and initiate the warranty period.

The certificate shall state the responsibilities of the tenant, the Authority, and the tenant's contractor for security, maintenance, property insurance premiums, and damage to the work; state items still to be completed by the tenant's contractor; and state the time within which the tenant's contractor shall complete the items listed therein. The Authority shall be responsible for normal water, heat, and utilities unless otherwise agreed and stated in the Contract or on the certificate.

The Certificate of Substantial Completion of the Work shall be submitted to the Authority and the tenant's contractor for their written acceptance of the responsibilities assigned to them in the certificate. The date of substantial completion of the work shall establish the date of completion but shall not otherwise alter the responsibility of the tenant's contractor to complete all work in accordance with the approved construction contract documents.

## 7. PROJECT CLOSEOUT ACTIVITIES

### 7.4.2.1 Early Occupancy

The tenant shall have the right to take beneficial possession of and to use any completed or partially completed portions of the premises, only if substantial completion of the work has occurred and even if the work has not been finally accepted. Such beneficial possession and use may only apply after the tenant has applied for and received a Temporary Certificate of Occupancy from the federal, state, and local permit agencies. Such possession and use of the premises shall not constitute an acceptance of such portions of the work.

If the tenant elects to take possession of and to use completed or partially completed portions of the work prior to final completion of the work, the tenant's design consultant and the Authority will conduct an inspection. After the inspection, all incomplete contract work items observed will be listed. The absence of an item from the list shall not release the tenant's contractor from responsibility to perform the work.

All life safety systems and security systems shall have been tested and accepted prior to the request for a Temporary Certificate of Occupancy.

### 7.4.3 Final Completion and Acceptance of Work

#### 7.4.3.1 Final Inspection:

The tenant and tenant's contractor shall notify the Authority in writing when all the punch list items have been completed and clean-up has been performed. The tenant, tenant's design consultant, tenant's contractor, and Authority shall then make the final inspection for the purpose of ascertaining that the work has been fully completed in accordance with the requirements of the approved construction contract documents.

#### 7.4.3.2 Final Completion:

After the parties above have made the final inspection and are satisfied that the work has been completed in accordance with the approved construction contract documents, the tenant will establish the date of final completion by signing off to that effect on the punch list and the Certificate of Substantial Completion. The Authority will countersign the certificate.

#### 7.4.3.3 Final Acceptance:

After final completion and once the tenant and the Authority are satisfied that all submittals have been made and accepted, all project field record drawings (as-builts) have been completed, and all other contract requirements have been met except for warranty and training, the tenant shall issue a Certificate of Final Acceptance.

### 7.5 Lien Releases

Concession tenants have a requirement in their Contract to submit lien releases. Within 30 days after the Temporary Certificate of Occupancy has been granted, the tenant shall forward to the Authority a notarized copy of lien releases by the general contractor for any contract exceeding \$2,500.

### 7.6 Operations and Maintenance Manuals

The Authority requires operations and maintenance (O&M) manuals of any tenant project's finish materials, fixtures, equipment, or features that will be serviced, maintained, or become property of the Authority.

General requirements for the O&M manuals include contract information; name, address, and telephone number of the equipment/systems manufacturer and the installing contractor(s); and a 24/7 telephone number for emergency service

for all equipment/systems installed on the tenant project. The O&M manuals shall be in electronic PDF (CD) format only (no paper copies are required) and labeled with the project title, tenant, and contractor.

O&M manuals are to include all approved submittal data, cut sheets, and appropriate shop drawings. Manuals shall contain all information needed to identify, maintain, and replace/duplicate any finish materials, equipment, or features installed during the project. Manuals are to be presented/arranged in a logical manner, indexed, and labeled in accordance with the project's respective specification sections.

The tenant shall be responsible for delivering the electronic file of the equipments' required O&M manuals to the Authority.

### 7.7 As-Built Submittals

As-built drawings and specifications must comply with the Authority's CAD standards and be provided in electronic drawing and PDF format on a CD or external hard drive with two (2) full-size hard copies after final completion and in accordance with the Authority's requirements. Note: Failure to comply with these requirements will delay the issuance of Final Certificate of Occupancy.

As-built documents shall include, but not be limited to, specifications, building architectural, structural, mechanical, plumbing, electrical, and IT systems and components, utilities and sub structures, permits, and permit numbers.

As-built documents shall include electronic PDF versions as well as Auto CADD DWG files.

### 7.8 Airport Certificate of Occupancy

The Authority will issue a Final Certificate of Occupancy for a tenant project upon verification that the Authority has received the required as-builts.

### 7.9 Warranties and Correction of Work

The tenant shall ensure that its contractor promptly repairs, replaces, or otherwise corrects any of its workmanship and any parts, materials, furnishings, fixtures, finishes, components, equipment, or other items in the work that contain faults or defects, whether such failures are observed by the Authority, tenant, or tenant's contractor before or after final completion.

The tenant shall ensure that warranties shall continue for a period of at least one (1) year after the date of substantial completion, or such longer period of time as may be prescribed by the terms of any special warranties required by the approved construction contract documents. If repair or replacement of faulty work items is necessary, proper equivalent temporary substitutes shall be provided by the tenant's contractor in order to maintain the progress of the work and/or keep systems operating without any additional costs to the Authority.

### 7.10 Lessons Learned

A lessons learned discussion may be conducted by the Authority following project completion to analyze and document what worked and what could have been done better. The tenant representative, tenant contractor, sub-contractors, and tenant designers must participate if requested by the Authority. If a lessons learned session takes place on a project, the Authority will record the lessons learned and distribute them to the participants.

As part of the SDCM's Tracking Document, the Lessons Learned sections which are a part of the Experience Summary and Innovation Worksheets should be completed.





# SECTION 8

## EXHIBITS - AIRSIDE A

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC 06.05.2015**

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 8. EXHIBITS - AIRSIDE A

### 8.1 Provisions Summary – Airside A

Below is a listing of Provisions generally provided by the Base Building and what is required by the Tenant. Conditions listed below may not apply to all tenant spaces. Refer to the provided Authority Responsibility Matrix (Section 8.2).

Provision Summary		
Airside A		
	Base Building	Tenant Improvements
STOREFRONT	None.	Build-out by tenant inside of neutral frame opening in accordance with the Concessions Design Criteria Manual.
NEUTRAL FRAME	Consistent metal frame surround defining each storefront opening.	3/4" black reveal separating neutral frame from any tenant designed store elements.
DEMISING WALLS	Refer to Contract Exhibits for locations. Base Building provisions include metal stud framing only.	Tenant to provide insulation, gypsum wallboard and finish on leased side of wall.
CEILINGS	Exposed Structure (no ceilings).	By tenant to approved design criteria.
ACCOUSTICAL SOUND TRANSMISSION PROTECTION	None.	In accordance with the Concessions Design Criteria Manual.
FLOORS (TENANT INTERIOR)	Exposed Concrete.	Floor finishes in accordance with Concessions Design Criteria Manual.
GUARDRAIL (F&B LOCATIONS, WHERE DISPENSING SPIRITS ARE PRESENT, HANDRAIL REQUIRED)	None.	Refer to Contract Exhibits.
ELECTRICAL	The Authority will provide an electrical distribution panel to provide power for food & beverage and retailing spaces. The distribution panel is located in one of the electrical rooms at ramp level. The panel's voltage is 277/480V, 3ph, 4wire system. An empty conduit with pull string will be provided by The Authority from the closest electrical room to the tenant space. For small lease open spaces where 480V is excessive, 208 V will be available.	The tenant is responsible for providing and coordinating the overcurrent protection at the Airport's distribution panel based on their load needs. The tenant will provide the required conductors from the Airport's distribution panel to the panel board inside the tenant's space. The tenant is also responsible for providing and maintaining their panel boards, transformers, feeders and branch circuits within the tenant's space.
EXHAUST DUCTS FOR KITCHEN HOODS, DISHWASHER		Ductwork and all related items from tenant space to building exit point. Roof mounted exhaust fans.
HVAC	Main supply duct and VAV tap.	From VAV box to diffusers and all associated appurtenances.
FAN COIL UNIT	No fan coil unit (FCU).	If required by tenant.
CHILLED AND HEATING WATER	Capped and valved chilled water piping.	Extension from capped piping to FCU and all appurtenances in between.
DOMESTIC WATER	Capped and valved piping from main stubbed into space.	Connection from valve to fixture(s) and all appurtenances in between.
SANITARY WASTE WATER	Nearby sanitary mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between.

	Base Building	Tenant Improvements
GREASE WASTE WATER	Central grease waste system and grease traps.	Piping from grease main/stub into space and connection to equipment/fixture(s).
PLUMBING VENTS	Nearby vent mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between. If not available, then tenant to provide Air Admittance Valve as allowed by Florida Building Code.
YELLOW GREASE (COOKING OIL RECOVERY)	Stainless Steel return piping.	Tenant to transport to loading dock through Stainless Steel piping. Tenant to provide pumping/storage facility.
NATURAL GAS	Independent gas meters/regulators on exterior piped into building with shut-off valve at tenant boundary.	All gas piping from valve into space, including any vent less regulators and other appurtenances required by tenant.
FIRE PROTECTION SYSTEM	Upright and/or concealed pendent sprinklers.	Modifications as required per new walls/ceilings. Ansul systems at all grease hoods. Hand held fire extinguishers.
FIRE ALARM AND DETECTION / VOICE COMMUNICATION SYSTEM	The existing Fire Alarm System at the Airside is provided by Simplex Grinnell.	In accordance with the Concessions Design Criteria Manual. Tenant is responsible for contacting and coordinating their fire alarm requirements with Simplex Grinnell. Any fire alarm modification within the tenant space is the responsibility of the tenant.
FIRE PROOFING	If applicable, provided to Base Building Structure.	To meet fire ratings required by code.
ITS / COMMUNICATIONS	1" Conduit with pull strings to nearest telecom room.	Depends on what IT services the tenant will be using from the Authority. Cameras, card access and speakers are by tenant.

## 8. EXHIBITS - AIRSIDE A

### 8.2 Authority Responsibility Matrix – Airside A

Following are spread sheets that generally outline provisions by space number and tenant type. The specifics of these provisions will be outlined in the Contract and the Concessions Design Criteria Manual. All division of building utilities must be coordinated with adjacent tenants. Items marked with an “X” indicate utility infrastructure provided by the Authority.

AUTHORITY RESPONSIBILITY MATRIX															
No.	Description	SF	ITS Communication	Electrical Conduit	HVAC Air Trap	Natural Gas	Chilled Water	Domestic Water Line w/Sub-meter	Sanitary Waste Line	Cooking Exhaust R.O.W.	Dishwashing Exhaust R.O.W.	Grease Waste Water	Plumbing Vents	Base Building Protection	Base Building Fire Alarm
<b>Airside A - Boarding Level</b>															
A-2-2609	Retail	485	X	X	X			X	X				X	X	X
A-2-2621	Retail	658	X	X	X			X	X				X	X	X
A-2-2629	News/Convenience	1,504	X	X	X			X	X				X	X	X
A-2-2635	Food & Beverage	877	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2645	Food & Beverage	3,434	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2685	By HCAA	1,311													
A-2-2687	Food & Beverage	1,177	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2689	Food & Beverage	727	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2703	Food & Beverage	975	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2704	By HCAA	4,502	X											X	X
A-2-2705	Retail	509	X	X	X			X	X				X	X	X
A-2-2707	Retail	614	X	X	X			X	X				X	X	X
A-2-2719	Services	440	X	X				X	X					X	X
A-2-2735	Food & Beverage	3,242	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2751	Food & Beverage	720	X	X				X	X					X	X
A-2-2767	News/Convenience	1,145	X	X				X	X				X	X	X
A-2-2769	Food & Beverage	1,145	X	X	X		X	X	X	X	X	X	X	X	X
A-2-2781	Services	72	X	X				X	X					X	X
<b>Airside A - Ramp Level</b>															
A-1-2319	Storage	4,352	X	X	X		X		X				X	X	X

## 8. EXHIBITS - AIRSIDE A

### 8.3 Concessions Services Matrix – Airside A

CONCESSIONS SERVICES MATRIX													
No.	Description	SF	ITS Communication Estimated Conduit Size (inch)	ELECTRICAL			MECHANICAL			PLUMBING			
				Estimated Watts/SF	Estimated Service Size @ 480V, 3Ph, (Amps) (* ) Electrical Service Provided @ 208V	Estimated Conduit Size (Inch)	Chilled Water	HVAC VAV Supply Air Volume	Supply Air Temp.	Domestic Cold Water	Sanitary Sewer	Grease Waste	Natural Gas
<b>Airside A - Boarding Level</b>													
A-2-2609	Retail	485	1	20	60	1		1.0	55	1/2"	2"		
A-2-2621	Retail	658	1	20	60	1		1.0	55	1/2"	2"		
A-2-2629	News/Convenience	1,504	1	10	60	1		1.0	55	1/2"	2"		
A-2-2635	Food & Beverage	877	1	25	200	3	3/4"	1.8	55	1-1/4"	3"	3"	
A-2-2645	Food & Beverage	3,434	1	40	300	3	1"	1.8	55	2"	4"	4"	
A-2-2685	By HCAA	1,311											
A-2-2687	Food & Beverage	1,177	1	30	300	3	3/4"	1.8	55	1-1/2"	4"	4"	
A-2-2689	Food & Beverage	727	1	30	300	3	3/4"	1.8	55	1-1/2"	4"	4"	
A-2-2703	Food & Beverage	975	1	30	300	3	3/4"	1.8	55	1-1/2"	4"	4"	
A-2-2704	By HCAA	4,502	1	5				1.0	55				
A-2-2705	Retail	509	1	20	60	1		1.0	55	1/2"	2"		
A-2-2707	Retail	614	1	20	60	1		1.0	55	1/2"	2"		
A-2-2719	Services	440	1	5	60*	1		1.0	55	1/2"	2"		
A-2-2735	Food & Beverage	3,242	1	40	300	3	1"	1.8	55	2"	4"	4"	
A-2-2751	Food & Beverage	720	1	10	60*	1		1.0	55	1/2"	2"		
A-2-2767	News/Convenience	1,145	1	10	60	1		1.0	55	1/2"	2"		
A-2-2769	Food & Beverage	1,145	1	20	200	3	3/4"	1.0	55	1-1/4"	3"	3"	
A-2-2781	Services	72	1	5	60*	1		1.0	55	1/2"	2"		
<b>Airside A - Ramp Level</b>													
A-1-2319	Storage	4,352	1	10	60	1	1-1/2"				2"		





# SECTION 9

## EXHIBITS - AIRSIDE C

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 9. EXHIBITS - AIRSIDE C

### 9.1 Provisions Summary – Airside C

Below is a listing of Provisions generally provided by the Base Building and what is required by the Tenant. Conditions listed below may not apply to all tenant spaces. Refer to the provided Authority Responsibility Matrix (Section 9.2).

Provision Summary		
Airside C		
	Base Building	Tenant Improvements
<b>STOREFRONT</b>	None.	Build-out by tenant inside of neutral frame opening in accordance with the Concessions Design Criteria Manual.
<b>NEUTRAL FRAME</b>	Consistent metal frame surround defining each storefront opening.	3/4" black reveal separating neutral frame from any tenant designed store elements.
<b>DEMISING WALLS</b>	Refer to Contract Exhibits for locations. Base Building provisions include metal stud framing only.	Tenant to provide insulation, gypsum wallboard and finish on leased side of wall.
<b>CEILINGS</b>	Exposed Structure (no ceilings).	By tenant to approved design criteria.
<b>ACCOUSTICAL SOUND TRANSMISSION PROTECTION</b>	None.	In accordance with the Concessions Design Criteria Manual.
<b>FLOORS (TENANT INTERIOR)</b>	Exposed Concrete.	Floor finishes in accordance with Concessions Design Criteria Manual.
<b>GUARDRAIL (F&amp;B LOCATIONS, WHERE DISPENSING SPIRITS ARE PRESENT, HANDRAIL REQUIRED)</b>	None.	Refer to Contract Exhibits.
<b>ELECTRICAL</b>	The Authority will provide an electrical distribution panel to provide power for food & beverage and retailing spaces. The distribution panel is located in one of the electrical rooms at ramp level. The panel's voltage is 277/480V, 3ph, 4wire system. An empty conduit with pull string will be provided by The Authority from the closest electrical room to the tenant space. For small lease open spaces where 480V is excessive, 208V will be available.	The tenant is responsible for providing and coordinating the overcurrent protection at the Airport's distribution panel based on their load needs. The tenant will provide the required conductors from the Airport's distribution panel to the panel board inside the tenant's space. The tenant is also responsible for providing and maintaining their panel boards, transformers, feeders and branch circuits within the tenant's space.
<b>EXHAUST DUCTS FOR KITCHEN HOODS, DISHWASHER</b>		Ductwork and all related items from tenant space to building exit point. Roof mounted exhaust fans.
<b>HVAC</b>	Main supply duct and VAV tap.	From VAV box to diffusers and all associated appurtenances.
<b>FAN COIL UNIT</b>	No fan coil unit (FCU).	If required by tenant.
<b>CHILLED AND HEATING WATER</b>	Capped and valved chilled water piping.	Extension from capped piping to FCU and all appurtenances in between.
<b>DOMESTIC WATER</b>	Capped and valved piping from main stubbed into space.	Connection from valve to fixture(s) and all appurtenances in between.
<b>SANITARY WASTE WATER</b>	Nearby sanitary mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between.

	Base Building	Tenant Improvements
<b>GREASE WASTE WATER</b>	Central grease waste system and grease traps.	Piping from grease main/stub into space and connection to equipment/fixture(s).
<b>PLUMBING VENTS</b>	Nearby vent mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between. If not available, then tenant to provide Air Admittance Valve as allowed by Florida Building Code.
<b>YELLOW GREASE (COOKING OIL RECOVERY)</b>	Stainless Steel return piping.	Tenant to transport to loading dock through Stainless Steel piping. Tenant to provide pumping/storage facility.
<b>NATURAL GAS</b>	Independent gas meters/regulators on exterior piped into building with shut-off valve at tenant boundary.	All gas piping from valve into space, including any vent less regulators and other appurtenances required by tenant.
<b>FIRE PROTECTION SYSTEM</b>	Upright and/or concealed pendent sprinklers.	Modifications as required per new walls/ceilings. Ansul systems at all grease hoods. Hand held fire extinguishers.
<b>FIRE ALARM AND DETECTION / VOICE COMMUNICATION SYSTEM</b>	The existing Fire Alarm System at the Airside is provided by Simplex Grinnell.	In accordance with the Concessions Design Criteria Manual. Tenant is responsible for contacting and coordinating their fire alarm requirements with Simplex Grinnell. Any fire alarm modification within the tenant space is the responsibility of the tenant.
<b>FIRE PROOFING</b>	If applicable, provided to Base Building Structure.	To meet fire ratings required by code.
<b>ITS / COMMUNICATIONS</b>	1" Conduit with pull strings to nearest telecom room.	Depends on what IT services the tenant will be using from the Authority. Cameras, card access and speakers are by tenant.

## 9. EXHIBITS - AIRSIDE C

### 9.2 Authority Responsibility Matrix – Airside C

Following are spread sheets that generally outline provisions by space number and tenant type. The specifics of these provisions will be outlined in the Contract and the Concessions Design Criteria Manual. All division of building utilities must be coordinated with adjacent tenants. Items marked with an “X” indicate utility infrastructure provided by the Authority.

AUTHORITY RESPONSIBILITY MATRIX																
No.	Description	SF	ITS Communication	Electrical Conduit	HVAC Air Trap	Natural Gas	Chilled Water	Domestic Water Line w/Sub-meter	Sanitary Waste Line	Cooking Exhaust R.O.W.	Dishwashing Exhaust R.O.W.	Grease Waste Water	Cooking Oil Recovery System	Plumbing Vents	Base Building Protection	Base Building Fire Alarm
<b>Airside C - Boarding Level</b>																
C-2-3627	Food & Beverage	3,318	X	X	X	X	X	X	X	X	X	X		X	X	X
C-2-3665	Food & Beverage	938	X	X	X	X	X	X	X	X	X	X		X	X	X
C-2-3670	By HCAA	3,067														
C-2-3675	News/Convenience	877	X	X				X	X						X	X
C-2-3677	Food & Beverage	400	X	X				X	X			X			X	X
C-2-3679	Food & Beverage	1,157	X	X	X	X	X	X	X	X	X	X		X	X	X
C-2-3691	Food & Beverage	3,434	X	X	X	X	X	X	X	X	X	X		X	X	X
C-2-3705	Retail	371	X	X	X			X	X					X	X	X
C-2-3707	Retail	660	X	X	X			X	X					X	X	X
C-2-3709	Retail	443	X	X	X			X	X					X	X	X
C-2-3712	Retail	518	X	X	X			X	X						X	X
C-2-3715	News/Convenience	1,122	X	X	X			X	X					X	X	X
C-2-3717	Services	664	X	X	X			X	X						X	X
C-2-3751	News/Convenience	1,139	X	X	X		X	X	X			X		X	X	X
C-2-3769	Food & Beverage	6,163	X	X	X	X	X	X	X	X	X	X	X	X	X	X
C-2-3781	Services	80	X	X											X	X
<b>Airside C - Ramp Level</b>																
C-1-3201	Storage	698	X	X	X				X			X		X	X	X
C-1-3295	Storage	1,203	X	X	X				X			X		X	X	X
C-1-3395	Storage	2,895	X	X	X		X		X			X		X	X	X

## 9. EXHIBITS - AIRSIDE C

### 9.3 Concessions Services Matrix – Airside C

CONCESSIONS SERVICES MATRIX													
No.	Description	SF	ELECTRICAL			MECHANICAL			PLUMBING				
			ITS Communication Estimated Conduit Size (inch)	Estimated Watts/SF	Estimated Service Size @ 480V, 3Ph, (Amps) (* ) Electrical Service Provided @ 208V	Estimated Conduit Size (inch)	Chilled Water	HVAC VAV Supply Air Volume	Supply Air Temp.	Domestic Cold Water	Sanitary Sewer	Grease Waste	Natural Gas
<b>Airside C - Boarding Level</b>													
C-2-3627	Food & Beverage	3,318	1	40	300	3	1"	1.8	55	2"	4"	4"	1-1/2"
C-2-3665	Food & Beverage	938	1	40	300	3	3/4"	1.8	55	1-1/2"	4"	4"	1"
C-2-3670	By HCAA	3,067											
C-2-3675	News/Convenience	877	1	10	60	1		1.0	55	1/2"	2"		
C-2-3677	Food & Beverage	400	1	20	150	2		1.0	55	1-1/4"	3"	3"	
C-2-3679	Food & Beverage	1,157	1	40	300	3	1"	1.8	55	2"	4"	4"	1-1/2"
C-2-3691	Food & Beverage	3,434	1	30	300	3	1"	1.0	55	2"	4"	4"	1-1/2"
C-2-3705	Retail	371	1	20	60	1		1.0	55	1/2"	2"		
C-2-3707	Retail	660	1	20	60	1		1.0	55	1/2"	2"		
C-2-3709	Retail	443	1	20	60	1		1.0	55	1/2"	2"		
C-2-3712	Retail	518	1	20	60*	1		1.0	55	1/2"	2"		
C-2-3715	News/Convenience	1,122	1	10	60	1		1.0	55	1/2"	2"		
C-2-3717	Services	664	1	20	60	1		1.0	55	1/2"	2"		
C-2-3751	News/Convenience	1,139	1	10	50*	1		1.8	55	3/4"	3"	3"	
C-2-3769	Food & Beverage	6,163	1	40	400	(2)3	1-1/2"	1.8	55	2"	4"	4"	1-1/2"
C-2-3781	Services	80	1	10	50*	1							
<b>Airside C - Ramp Level</b>													
C-1-3201	Storage	698	1	5				1.0			2"		
C-1-3295	Storage	1,203	1	5				1.0			2"		
C-1-3395	Storage	2,895	1	5			1-1/2"	1.0			2"		





# SECTION 10

## EXHIBITS - AIRSIDE E

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC 06.05.2015**

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 10. EXHIBITS - AIRSIDE E

### 10.1 Provisions Summary – Airside E

Below is a listing of Provisions generally provided by the Base Building and what is required by the Tenant. Conditions listed below may not apply to all tenant spaces. Refer to the provided Authority Responsibility Matrix (Section 10.2).

Provision Summary		
Airside E		
	Base Building	Tenant Improvements
<b>STOREFRONT</b>	None.	Build-out by tenant inside of neutral frame opening in accordance with the Concessions Design Criteria Manual.
<b>NEUTRAL FRAME</b>	Consistent metal frame surround defining each storefront opening.	3/4" black reveal separating neutral frame from any tenant designed store elements.
<b>DEMISING WALLS</b>	Refer to Contract Exhibits for locations. Base Building provisions include metal stud framing only.	Tenant to provide insulation, gypsum wall-board and finish on leased side of wall.
<b>CEILINGS</b>	Exposed Structure (no ceilings).	By tenant to approved design criteria.
<b>ACCOUSTICAL SOUND TRANSMISSION PROTECTION</b>	None.	In accordance with the Concessions Design Criteria Manual.
<b>FLOORS (TENANT INTERIOR)</b>	Exposed Concrete.	Floor finishes in accordance with Concessions Design Criteria Manual.
<b>GUARDRAIL (F&amp;B LOCATIONS, WHERE DISPENSING SPIRITS ARE PRESENT, HANDRAIL REQUIRED)</b>	None.	Refer to Contract Exhibits.
<b>ELECTRICAL</b>	The Authority will provide an electrical distribution panel to provide power for food & beverage and retailing spaces. The distribution panel is located in one of the electrical rooms at ramp level. The panel's voltage is 277/480V, 3ph, 4wire system. An empty conduit with pull string will be provided by The Authority from the closest electrical room to the tenant space. For small lease open spaces where 480V is excessive, 208 V will be available.	The tenant is responsible for providing and coordinating the overcurrent protection at the Airport's distribution panel based on their load needs. The tenant will provide the required conductors from the Airport's distribution panel to the panel board inside the tenant's space. The tenant is also responsible for providing and maintaining their panel boards, transformers, feeders and branch circuits within the tenant's space.
<b>EXHAUST DUCTS FOR KITCHEN HOODS, DISHWASHER</b>		Ductwork and all related items from tenant space to building exit point. Roof mounted exhaust fans.
<b>HVAC</b>	Main supply duct and VAV tap.	From VAV box to diffusers and all associated appurtenances.
<b>FAN COIL UNIT</b>	No fan coil unit (FCU).	If required by tenant.
<b>CHILLED AND HEATING WATER</b>	Capped and valved chilled water piping.	Extension from capped piping to FCU and all appurtenances in between.
<b>DOMESTIC WATER</b>	Capped and valved piping from main stubbed into space.	Connection from valve to fixture(s) and all appurtenances in between.
<b>SANITARY WASTE WATER</b>	Nearby sanitary mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between.

	Base Building	Tenant Improvements
<b>GREASE WASTE WATER</b>	Central grease waste system and grease traps.	Piping from grease main/stub into space and connection to equipment/fixture(s).
<b>PLUMBING VENTS</b>	Nearby vent mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between. If not available, then tenant to provide Air Admittance Valve as allowed by Florida Building Code.
<b>YELLOW GREASE (COOKING OIL RECOVERY)</b>	Stainless Steel return piping.	Tenant to transport to loading dock through Stainless Steel piping. Tenant to provide pumping/storage facility.
<b>NATURAL GAS</b>	No natural gas.	No natural gas.
<b>FIRE PROTECTION SYSTEM</b>	Upright and/or concealed pendent sprinklers.	Modifications as required per new walls/ceilings. Ansul systems at all grease hoods. Hand held fire extinguishers.
<b>FIRE ALARM AND DETECTION / VOICE COMMUNICATION SYSTEM</b>	The existing Fire Alarm System at the Airside is provided by Simplex Grinnell.	In accordance with the Concessions Design Criteria Manual. Tenant is responsible for contacting and coordinating their fire alarm requirements with Simplex Grinnell. Any fire alarm modification within the tenant space is the responsibility of the tenant.
<b>FIRE PROOFING</b>	If applicable, provided to Base Building Structure.	To meet fire ratings required by code.
<b>ITS / COMMUNICATIONS</b>	1" Conduit with pull strings to nearest telecom room.	Depends on what IT services the tenant will be using from the Authority. Cameras, card access and speakers are by tenant.

# 10. EXHIBITS - AIRSIDE E

## 10.2 Authority Responsibility Matrix – Airside E

Following are spread sheets that generally outline provisions by space number and tenant type. The specifics of these provisions will be outlined in the Contract and the Concessions Design Criteria Manual. All division of building utilities must be coordinated with adjacent tenants. Items marked with an “X” indicate utility infrastructure provided by the Authority.

AUTHORITY RESPONSIBILITY MATRIX															
No.	Description	SF	ITS Communication	Electrical Conduit	HVAC Air Trap	Natural Gas	Chilled Water	Domestic Water Line w/Sub-meter	Sanitary Waste Line	Cooking Exhaust R.O.W.	Dishwashing Exhaust R.O.W.	Grease Waste Water	Plumbing Vents	Base Building Protection	Base Building Fire Alarm
<b>Airside E - Boarding Level</b>															
E-2-4603	Retail	738	X	X	X			X	X				X	X	X
E-2-4605	Retail	446	X	X	X			X	X				X	X	X
E-2-4607	News/Convenience	1,210	X	X	X			X	X				X	X	X
E-2-4641	Duty Free	643	X	X	X			X	X				X	X	X
E-2-4667	FD – Food & Beverage	971	X	X	X		X	X	X	X	X	X	X	X	X
E-2-4670	FD - Retail	405	X	X				X	X					X	X
E-2-4681	Food & Beverage	880	X	X				X	X			X		X	X
E-2-4695	Food & Beverage	939	X	X	X		X	X	X	X	X	X	X	X	X
E-2-4699	Food & Beverage	1,160	X	X	X		X	X	X	X	X	X	X	X	X
E-2-4705	By HCAA	3,426													
E-2-4709	Food & Beverage	3,824	X	X	X		X	X	X	X	X	X	X	X	X
E-2-4721	Food & Beverage	1,046	X	X	X		X	X	X	X	X	X	X	X	X
E-2-4729	Services	80	X	X				X	X					X	X
E-2-4751	Retail	724	X	X	X			X	X				X	X	X
E-2-4771	Services	701	X	X	X			X	X				X	X	X
E-2-4775	News/Convenience	1,087	X	X	X			X	X				X	X	X
E-2-4783	Food & Beverage	1,408	X	X	X		X	X	X	X	X	X	X	X	X
<b>Airside E - Ramp Level</b>															
E-1-4223	Storage	1,688	X	X	X				X				X	X	X
E-1-4331	Storage	2,279	X	X	X				X				X	X	X

# 10. EXHIBITS - AIRSIDE E

## 10.3 Concessions Services Matrix – Airside E

CONCESSIONS SERVICES MATRIX													
No.	Description	SF	ITS Communication Estimated Conduit Size (inch)	ELECTRICAL			MECHANICAL			PLUMBING			
				Estimated Watts/SF	Estimated Service Size @ 480V, 3Ph, (Amps) (* ) Electrical Service Provided @ 208V	Estimated Conduit Size (Inch)	Chilled Water	HVAC VAV Supply Air Volume	Supply Air Temp.	Domestic Cold Water	Sanitary Sewer	Grease Waste	Natural Gas
<b>Airside E - Boarding Level</b>													
E-2-4603	Retail	738	1	20	60	1		1.0	55	½"	2"		
E-2-4605	Retail	446	1	20	60	1		1.0	55	½"	2"		
E-2-4607	News/Convenience	1,210	1	10	60	1		1.0	55	½"	2"		
E-2-4641	Duty Free	643	1	10	60	1		1.0	55	½"	2"		
E-2-4667	FD – Food & Beverage	971	1	20	60	1	¾"	1.8	55	¾"	3"	3"	
E-2-4670	FD - Retail	405	1	20	60			1.0	55	½"	2"		
E-2-4681	Food & Beverage	880	1	20	200	3		1.0	55	1-¼"	3"	3"	
E-2-4695	Food & Beverage	939	1	30	300	3	¾"	1.8	55	1-½"	4"	4"	
E-2-4699	Food & Beverage	1,160	1	30	300	3	¾"	1.8	55	1-½"	4"	4"	
E-2-4705	By HCAA	3,426											
E-2-4709	Food & Beverage	3,824	1	40	400	(2)3	1"	1.8	55	2"	4"	4"	
E-2-4721	Food & Beverage	1,046	1	30	200	3	¾"	1.8	55	1-¼"	3"	3"	
E-2-4729	Services	80	1	20	*60	1		1.0	55	½"	2"		
E-2-4751	Retail	724	1	20	60	1		1.0	55	½"	2"		
E-2-4771	Services	701	1	10	60	1		1.0	55	½"	2"		
E-2-4775	News/Convenience	1,087	1	10	60	1		1.0	55	½"	2"		
E-2-4783	Food & Beverage	1,408	1	30	300	3	1"	1.8	55	2"	4"	4"	
<b>Airside E - Ramp Level</b>													
E-1-4223	Storage	1,688	1	5		1		1.0	55		2"		
E-1-4331	Storage	2,279	1	5		1		1.0	55		2"		





# SECTION 11

## EXHIBITS - AIRSIDE F

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

# 11. EXHIBITS - AIRSIDE F

## 11.1 Provisions Summary – Airside F

Below is a listing of Provisions generally provided by the Base Building and what is required by the Tenant. Conditions listed below may not apply to all tenant spaces. Refer to the provided Authority Responsibility Matrix (Section 11.2).

Provision Summary		
Airside F		
	Base Building	Tenant Improvements
<b>STOREFRONT</b>	None.	Build-out by tenant inside of neutral frame opening in accordance with the Concessions Design Criteria Manual.
<b>NEUTRAL FRAME</b>	Consistent metal frame surround defining each storefront opening.	3/4" black reveal separating neutral frame from any tenant designed store elements.
<b>DEMISING WALLS</b>	Refer to Contract Exhibits for locations. Base Building provisions include metal stud framing only.	Tenant to provide insulation, gypsum wall-board and finish on leased side of wall.
<b>CEILINGS</b>	Exposed Structure (no ceilings).	By tenant to approved design criteria.
<b>ACCOUSTICAL SOUND TRANSMISSION PROTECTION</b>	None.	In accordance with the Concessions Design Criteria Manual.
<b>FLOORS (TENANT INTERIOR)</b>	Exposed Concrete.	Floor finishes in accordance with Concessions Design Criteria Manual.
<b>GUARDRAIL (F&amp;B LOCATIONS, WHERE DISPENSING SPIRITS ARE PRESENT, HANDRAIL REQUIRED)</b>	None.	Refer to Contract Exhibits.
<b>ELECTRICAL</b>	The Authority will provide an electrical distribution panel to provide power for food & beverage and retailing spaces. The distribution panel is located in one of the electrical rooms at ramp level. The panel's voltage is 277/480V, 3ph, 4wire system. An empty conduit with pull string will be provided by The Authority from the closest electrical room to the tenant space. For small lease open spaces where 480V is excessive, 208 V will be available.	The tenant is responsible for providing and coordinating the overcurrent protection at the Airport's distribution panel based on their load needs. The tenant will provide the required conductors from the Airport's distribution panel to the panel board inside the tenant's space. The tenant is also responsible for providing and maintaining their panel boards, transformers, feeders and branch circuits within the tenant's space.
<b>EXHAUST DUCTS FOR KITCHEN HOODS, DISHWASHER</b>		Ductwork and all related items from tenant space to building exit point. Roof mounted exhaust fans.
<b>HVAC</b>	Main supply duct and VAV tap.	From VAV box to diffusers and all associated appurtenances.
<b>FAN COIL UNIT</b>	No fan coil unit (FCU).	If required by tenant.
<b>CHILLED AND HEATING WATER</b>	Capped and valved chilled water piping.	Extension from capped piping to FCU and all appurtenances in between.
<b>DOMESTIC WATER</b>	Capped and valved piping from main stubbed into space.	Connection from valve to fixture(s) and all appurtenances in between.
<b>SANITARY WASTE WATER</b>	Nearby sanitary mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between.

	Base Building	Tenant Improvements
<b>GREASE WASTE WATER</b>	Central grease waste system and grease traps.	Piping from grease main/stub into space and connection to equipment/fixture(s).
<b>PLUMBING VENTS</b>	Nearby vent mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between. If not available, then tenant to provide Air Admittance Valve as allowed by Florida Building Code.
<b>YELLOW GREASE (COOKING OIL RECOVERY)</b>	Stainless Steel return piping.	Tenant to transport to loading dock through Stainless Steel piping. Tenant to provide pumping/storage facility.
<b>NATURAL GAS</b>	No natural gas.	No natural gas.
<b>FIRE PROTECTION SYSTEM</b>	Upright and/or concealed pendent sprinklers.	Modifications as required per new walls/ceilings. Ansul systems at all grease hoods. Hand held fire extinguishers.
<b>FIRE ALARM AND DETECTION / VOICE COMMUNICATION SYSTEM</b>	The existing Fire Alarm System at the Airside is provided by Simplex Grinnell.	In accordance with the Concessions Design Criteria Manual. Tenant is responsible for contacting and coordinating their fire alarm requirements with Simplex Grinnell. Any fire alarm modification within the tenant space is the responsibility of the tenant.
<b>FIRE PROOFING</b>	If applicable, provided to Base Building Structure.	To meet fire ratings required by code.
<b>ITS / COMMUNICATIONS</b>	1" Conduit with pull strings to nearest telecom room.	Depends on what IT services the tenant will be using from the Authority. Cameras, card access and speakers are by tenant.

# 11. EXHIBITS - AIRSIDE F

## 11.2 Authority Responsibility Matrix – Airside F

Following are spread sheets that generally outline provisions by space number and tenant type. The specifics of these provisions will be outlined in the Contract and the Concessions Design Criteria Manual. All division of building utilities must be coordinated with adjacent tenants. Items marked with an “X” indicate utility infrastructure provided by the Authority.

AUTHORITY RESPONSIBILITY MATRIX															
No.	Description	SF	ITS Communication	Electrical Conduit	HVAC Air Trap	Natural Gas	Chilled Water	Domestic Water Line w/Sub-meter	Sanitary Waste Line	Cooking Exhaust R.O.W.	Dishwashing Exhaust R.O.W.	Grease Waste Water	Plumbing Vents	Base Building Protection	Base Building Fire Alarm
<b>Airside F - Boarding Level</b>															
F-2-5610	Retail	878	X	X	X			X	X	X	X		X	X	X
F-2-5611	Food & Beverage	7,671	X	X	X		X	X	X	X	X	X	X	X	X
F-2-5629	Food & Beverage	845	X	X	X			X	X				X	X	X
F-2-5635	News/Convenience	1,071	X	X	X			X	X				X	X	X
F-2-5661	Food & Beverage	809	X	X	X			X	X				X	X	X
F-2-5687	Duty Free	2,088	X	X	X			X	X				X	X	X
F-2-5699	Food & Beverage	4,618	X	X	X		X	X	X	X	X	X	X	X	X
F-2-5700	By HCAA	1,798													
F-2-5701	Retail	356	X	X	X			X	X				X	X	X
F-2-5703	News/Convenience	1,274	X	X	X			X	X				X	X	X
F-2-5721	Services	119	X	X										X	X
F-2-5725	Retail	863	X	X	X			X	X				X	X	X
F-2-5751	Food & Beverage	600	X	X	X			X	X					X	X
F-2-5785	Food & Beverage	518	X	X	X		X	X	X			X	X	X	X
<b>Airside F - Ramp Level</b>															
F-1-5181	Storage	1,865	X	X	X		X		X				X	X	X
F-1-5193	Storage	1,086	X	X	X		X		X				X	X	X

# 11. EXHIBITS - AIRSIDE F

## 11.3 Concessions Services Matrix – Airside F

CONCESSIONS SERVICES MATRIX													
No.	Description	SF	ELECTRICAL			MECHANICAL			PLUMBING				
			ITS Communication Estimated Conduit Size (inch)	Estimated Watts/SF	Estimated Service Size @ 480V, 3Ph, (Amps) (*) Electrical Service Provided @ 208V	Estimated Conduit Size (Inch)	Chilled Water	HVAC VAV Supply Air Volume	Supply Air Temp.	Domestic Cold Water	Sanitary Sewer	Grease Waste	Natural Gas
<b>Airside F - Boarding Level</b>													
F-2-5610	Retail	878	1	20	60	1		1.0	55	½"	2"		
F-2-5611	Food & Beverage	7,671	1	40	600	(4) 3	1"	1.8	55	2"	4"	(2)6"	
F-2-5629	Food & Beverage	845	1	20	200	3	¾"	1.8	55	1-¼"	3"	3"	
F-2-5635	News/Convenience	1,071	1	10	60	1		1.0	55	½"	2"		
F-2-5661	Food & Beverage	809	1	10	*50	1		1.0	55	¾"	3"		
F-2-5687	Duty Free	2,088	1	10	60	1		1.0	55	½"	2"		
F-2-5699	Food & Beverage	4,618	1	40	300	(2) 3	1"	1.8	55	2"	4"	4"	
F-2-5700	By HCAA	1,798											
F-2-5701	Retail	356	1	20	*60	1		1.0	55	½"	2"		
F-2-5703	News/Convenience	1,274	1	10	50	1		1.0	55	½"	2"		
F-2-5721	Services	119	1	10	50	1							
F-2-5725	Retail	863	1	20	60	1		1.0	55	½"	2"		
F-2-5751	Food & Beverage	600	1	10	*60	1		1.0	55	¾"	3"		
F-2-5785	Food & Beverage	518	1	20	200	3	¾"	1.8	55	1-¼"	3"	3"	
<b>Airside F - Ramp Level</b>													
F-1-5181	Storage	1,865	1	5		1	1"	1.0	55	¾"	4"		
F-1-5193	Storage	1,086	1	5		1	¾"	1.0	55	¾"	4"		





# SECTION 12

## EXHIBITS - MAIN TERMINAL

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

## 12. EXHIBITS - MAIN TERMINAL

### 12.1 Provisions Summary – Main Terminal

Below is a listing of Provisions generally provided by the Base Building and what is required by the Tenant. Conditions listed below may not apply to all tenant spaces. Refer to the provided Authority Responsibility Matrix (Section 12.2).

Provision Summary		
Main Terminal		
	Base Building	Tenant Improvements
STOREFRONT	None.	Build-out by tenant inside of neutral frame opening in accordance with the Concessions Design Criteria Manual.
NEUTRAL FRAME	Consistent metal frame surround defining each storefront opening.	3/4" black reveal separating neutral frame from any tenant designed store elements.
DEMISING WALLS	Refer to Contract Exhibits for locations. Base Building provisions include metal stud framing only.	Tenant to provide insulation, gypsum wallboard and finish on leased side of wall.
CEILINGS	Exposed Structure (no ceilings).	By tenant to approved design criteria.
ACCOUSTICAL SOUND TRANSMISSION PROTECTION	None.	In accordance with the Concessions Design Criteria Manual.
FLOORS (TENANT INTERIOR)	Exposed Concrete.	Floor finishes in accordance with Concessions Design Criteria Manual.
GUARDRAIL (F&B LOCATIONS, WHERE DISPENSING SPIRITS ARE PRESENT, HANDRAIL REQUIRED)	None.	Refer to Contract Exhibits.
ELECTRICAL	The Authority will provide an electrical distribution panel to provide power for food & beverage and retailing spaces. The distribution panel is located in one of the electrical rooms above or below transfer level depending on the location of the leased space. The panel's voltage could be 277/480V or 120/208V, 3ph, 4wire system. An empty conduit with pull string will be provided by the Authority from the closest distribution panel to the tenant space.	The tenant is responsible for providing and coordinating the overcurrent protection at the Airport's distribution panel based on their load needs. The tenant will provide the required conductors from the Airport's distribution panel to the panel board inside the tenant's space. The tenant is also responsible for providing and maintaining their panel boards, transformers, feeders and branch circuits within the tenant's space.
EXHAUST DUCTS FOR KITCHEN HOODS, DISHWASHER		Ductwork and all related items from tenant space to building exit point. Roof mounted exhaust fans.
HVAC	Main supply duct and VAV tap.	From VAV box to diffusers and all associated appurtenances.
FAN COIL UNIT	No fan coil unit (FCU).	If required by tenant.
CHILLED AND HEATING WATER	Capped and valved chilled water piping.	Extension from capped piping to FCU and all appurtenances in between.
DOMESTIC WATER	Capped and valved piping from main stubbed into space.	Connection from valve to fixture(s) and all appurtenances in between.
SANITARY WASTE WATER	Nearby sanitary mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between.

	Base Building	Tenant Improvements
GREASE WASTE WATER	Central grease waste system and grease traps.	Piping from grease main/stub into space and connection to equipment/fixture(s).
PLUMBING VENTS	Nearby vent mains and capped piping stub.	Connection from main/stub to fixture(s) and all appurtenances in between. If not available, then tenant to provide Air Admittance Valve as allowed by Florida Building Code.
YELLOW GREASE (COOKING OIL RECOVERY)	Stainless Steel return piping.	Tenant to transport to loading dock through Stainless Steel piping. Tenant to provide pumping/storage facility.
NATURAL GAS	Independent gas meters/regulators on exterior piped into building with shut-off valve at tenant boundary.	All gas piping from valve into space, including any ventless regulators and appurtenances required by tenant.
FIRE PROTECTION SYSTEM	Upright and/or concealed pendent sprinklers.	Modifications as required per new walls/ceilings. Ansul systems at all grease hoods. Hand held fire extinguishers.
FIRE ALARM AND DETECTION / VOICE COMMUNICATION SYSTEM	The existing Fire Alarm System at the Landside building is provided by Simplex Grinnell.	In accordance with the Concessions Design Criteria Manual. Tenant is responsible for contacting and coordinating their fire alarm requirements with Simplex Grinnell. Any fire alarm modification within the tenant space is the responsibility of the tenant.
FIRE PROOFING	If applicable, provided to Base Building Structure.	To meet fire ratings required by code.
ITS / COMMUNICATIONS	1" Conduit with pull strings to nearest telecom room.	Depends on what IT services the tenant will be using from the Authority. Cameras, card access and speakers are by tenant.

## 12. EXHIBITS - MAIN TERMINAL

### 12.2 Authority Responsibility Matrix – Main Terminal

Following are spread sheets that generally outline provisions by space number and tenant type. The specifics of these provisions will be outlined in the Contract and the Concessions Design Criteria Manual. All division of building utilities must be coordinated with adjacent tenants. Items marked with an "X" indicate utility infrastructure provided by the Authority.

AUTHORITY RESPONSIBILITY MATRIX																
No.	Description	SF	ITS Communication	Electrical Conduit	HVAC Air Trap	Natural Gas	Chilled Water	Domestic Water Line w/Sub-meter	Sanitary Waste Line	Cooking Exhaust R.O.W.	Dishwashing Exhaust R.O.W.	Grease Waste Water	Cooking Oil Recovery System	Plumbing Vents	Base Building Protection	Base Building Fire Alarm
<b>Main Terminal - Transfer Level</b>																
T-3-1701	By HCAA	8,877														
T-3-1703	Food & Beverage	484	X	X	X				X					X	X	X
T-3-1708	Food & Beverage	1,089	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-3-1716	Food & Beverage	989	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-3-1725	Food & Beverage	500	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-3-1732	Food & Beverage	487	X	X	X				X					X	X	X
T-3-1737	Food & Beverage	915	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-3-1741	Retail	349	X	X	X			X	X					X	X	X
T-3-1747	Retail	1,298	X	X	X			X	X					X	X	X
T-3-1749	Services	90	X	X	X										X	X
T-3-1751	Services	1,104	X	X	X			X	X					X	X	X
T-3-1795	Food & Beverage	5,092	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-3-1811	Retail	1,803	X	X	X	X	X	X	X						X	X
T-3-1823	FD - Retail	1,398														
T-3-1835	Retail	1,838	X	X	X	X	X	X	X						X	X
T-3-1841	Retail	267	X	X	X			X	X					X	X	X
T-3-1847	Food & Beverage	1,527	X	X	X			X	X	X	X	X			X	X
T-3-1875	Retail	4,102	X	X	X			X	X					X	X	X
T-3-1905	Amenities/Event	6,084	X	X	X	X	X	X	X	X	X	X	X	X	X	X
T-3-1953	Retail	2,384	X	X	X			X	X					X	X	X
T-3-1991	Food & Beverage	5,145	X	X	X	X	X	X	X	X	X	X	X	X	X	X

AUTHORITY RESPONSIBILITY MATRIX																
No.	Description	SF	ITS Communication	Electrical Conduit	HVAC Air Trap	Natural Gas	Chilled Water	Domestic Water Line w/Sub-meter	Sanitary Waste Line	Cooking Exhaust R.O.W.	Dishwashing Exhaust R.O.W.	Grease Waste Water	Cooking Oil Recovery System	Plumbing Vents	Base Building Protection	Base Building Fire Alarm
<b>Main Terminal - Baggage Level</b>																
T-1-1065	News/Convenience	1,083	X	X	X			X	X	X	X	X		X	X	X
T-1-1135	News/Convenience	827	X	X	X	X		X	X	X	X	X	X	X	X	X
T-1-6023	Storage	801	X	X	X				X					X	X	X
T-1-6035	Storage	4,540	X	X	X				X					X	X	X

## 12. EXHIBITS - MAIN TERMINAL

### 12.3 Concessions Services Matrix – Main Terminal

CONCESSIONS SERVICES MATRIX													
No.	Description	SF	ITS Communication Estimated Conduit Size (inch)	ELECTRICAL			MECHANICAL			PLUMBING			
				Estimated Watts/SF	Estimated Service Size @ 480V, 3Ph, (Amps) (* Electrical Service Provided @ 208V)	Estimated Conduit Size (inch)	Chilled Water	HVAC VAV Supply Air Volume	Supply Air Temp.	Domestic Cold Water	Sanitary Sewer	Grease Waste	Natural Gas
<b>Main Terminal - Transfer Level</b>													
T-3-1701	By HCAA	8,877											
T-3-1703	Food & Beverage	484	1	15	60	1		1.0	55		2"		
T-3-1708	Food & Beverage	1,089	1	30	200	2	¾"	1.8	55	1-½"	4"	4"	1"
T-3-1716	Food & Beverage	989	1	30	200	2	¾"	1.8	55	1-½"	4"	4"	1"
T-3-1725	Food & Beverage	500	1	15	60	1		1.0	55		2"		
T-3-1732	Food & Beverage	487	1	15	60	1		1.0	55		2"		
T-3-1737	Food & Beverage	915	1	30	200	2	¾"	1.8	55	1-½"	4"	4"	1"
T-3-1741	Retail	349	1	10	*50	1.5		1.0	55	½"	2"		
T-3-1747	Retail	1,298	1	10	*100	1.5		1.0	55	½"	2"		
T-3-1749	Services	90	1	10	*50	1.5		1.0	55				
T-3-1751	Services	1,104	1	10	*100	1.5		1.0	55	½"	2"		
T-3-1795	Food & Beverage	5,092	1	30	300	3		1.8	55	2"	4"	4"	2"
T-3-1811	Retail	1,803	2(1)	20	*(2)60	(2)2		1.0	55	(2)½"	(2)2"		
T-3-1823	FD - Retail	1,398	1	20	*100	1.5		1.0	55	½"	2"		
T-3-1835	Retail	1,838											
T-3-1841	Retail	267	1	20	*60	1.5		1.0	55	½"	2"		
T-3-1847	Food & Beverage	1,527	1	30	*200	2.5		1.8	55	1-½"	4"	4"	
T-3-1875	Retail	4,102	(3)1	30	*(3)100	(3)2		1.0	55	(3)½"	(3)2"		
T-3-1905	Amenities/Event	6,084	1	30	300	3		1.8	55	2"	4"	4"	2"
T-3-1953	Retail	2,384											
T-3-1991	Food & Beverage	5,145	1	30	300	3		1.8	55	2"	4"	4"	2"

CONCESSIONS SERVICES MATRIX													
No.	Description	SF	ITS Communication Estimated Conduit Size (inch)	ELECTRICAL			MECHANICAL			PLUMBING			
				Estimated Watts/SF	Estimated Service Size @ 480V, 3Ph, (Amps) (* Electrical Service Provided @ 208V)	Estimated Conduit Size (inch)	Chilled Water	HVAC VAV Supply Air Volume	Supply Air Temp.	Domestic Cold Water	Sanitary Sewer	Grease Waste	Natural Gas
<b>Main Terminal - Baggage Level</b>													
T-1-1065	News/Convenience	1,083	1	20	200	3		1.0	55	½"	2"		
T-1-1135	News/Convenience	827	1	20	150	2		1.0	55	½"	2"		
T-1-6023	Storage	801	1	5		1.5		1.0	55		2"		
T-1-6035	Storage	4,540	1	5		(4)1.5		1.0	55		2"		





# SECTION 13

## ADDENDA - MAIN TERMINAL

Main Terminal and Airport Concession Redevelopment Program  
**TPA - MTAC** 06.05.2015

At Tampa International Airport  
Tampa, Florida

Authority Project Nos. 8100 14 & 5760 11

Solicitation No: 13-411-032

# 13. ADDENDA - MAIN TERMINAL

## 13.1 Additional Requirements – Main Terminal

Below is a listing of additional requirements for the tenant to be aware of specific to their space. These requirements are in addition to all other requirements outlined within the CDCM.

CONCESSIONS ADDITIONAL REQUIREMENTS			
No.	Description	SF	Tenant Improvements
<b>Main Terminal - Transfer Level</b>			
T-3-1701	By HCAA	8,877	
T-3-1703	Food & Beverage	484	
T-3-1708	Food & Beverage	1,089	Tenant connections to be made through chimney No equipment to be placed on Food Court ceiling deck - all cooking equipment to be contained within this space
T-3-1716	Food & Beverage	989	Tenant connections to be made through chimney No equipment to be placed on Food Court ceiling deck - all cooking equipment to be contained within this space
T-3-1725	Food & Beverage	500	
T-3-1732	Food & Beverage	487	
T-3-1737	Food & Beverage	915	Tenant connections to be made through chimney No equipment to be placed on Food Court ceiling deck - all cooking equipment to be contained within this space
T-3-1741	Retail	349	
T-3-1747	Retail	1,298	Full ceiling required underneath existing structure
T-3-1749	Services	90	
T-3-1751	Services	1,104	Full ceiling required underneath existing structure
T-3-1795	Food & Beverage	5,092	All equipment to be contained within this space
T-3-1811	Retail	1,803	
T-3-1823	FD - Retail	1,398	
T-3-1835	Retail	1,838	
T-3-1841	Retail	267	
T-3-1847	Food & Beverage	1,527	
T-3-1875	Retail	4,102	
T-3-1905	Amenities/Event	6,084	
T-3-1953	Retail	2,384	Full ceiling required underneath existing structure
T-3-1991	Food & Beverage	5,145	All equipment to be contained within this space
<b>Main Terminal - Baggage Level</b>			
T-1-1065	News/Convenience	1,083	
T-1-1135	News/Convenience	827	
T-1-6023	Storage	801	
T-1-6035	Storage	4,540	