



**TAC-N HAND-OFF PACKAGE**

TAC-N [ X ]

TAC-N EXPEDITED [ ]

PROJECT NAME: HMS Host Starbucks Refurbishment MIA Gate J7

EST. PROJECT COST: \$ 375,000.00 PROJECT NO.: BA-004A

TAC-N PROJECT MANAGER: José Riquiño

PROPERTY MANAGER (REAL ESTATE/CONCESSIONS): Terry Floyd

ACTIVE LEASE NUMBER: Z000197

Concept Approval Letter issued by Property Manager	Attached [X]	Need [ ]	N/A [ ]
Copy of Exhibits: location, concept drawings	Attached [X]	Need [ ]	N/A [ ]
TAC-N Project Information Form	Attached [X]	Need [ ]	N/A [ ]
Copy of executed Lease	Attached [ ]	Need [X]	N/A [ ]
TAC-N Project Manager Assignment Request	Attached [X]	Need [ ]	N/A [ ]
Copy of Resolution BCC approval	Attached [ ]	Need [ ]	N/A [X]
Copy of Quick Check approvals	Attached [X]	Need [ ]	N/A [ ]
FAA approval (master plan, etc. Development)	Attached [ ]	Need [ ]	N/A [X]
Other documents: _____	Attached [ ]	Need [ ]	N/A [ ]

**Upon receipt of this hand-off package, the TAC-N PM shall:**

Issue Letter of Introduction; Provide and review with the Tenant, a copy of the TAC-N design and construction procedures; Provide Tenant with a copy of the **TAC-N Project Quick Check Form FD1-090** with comments for compliance; Coordinate meeting with Tenant, SBD, and MDAD (Minority Affairs, Property Manager, and Fine Arts & Cultural Affairs, if applicable); Advise tenant that there will be additional comments from the in-house review; Advise Tenant how to obtain MDAD Design Guidelines.

Comments: Confered with Felix P. and Enrique P. on 2/3/22

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Lydia M. Salas 2/4/22  
 Lydia M. Salas, P.E., Chief, Maintenance Engineering

- |  |                         |
|--|-------------------------|
| cc: TAC-N Project Manager                | Ana Finol, P.E.         |
| Real Estate/Concessions Property Manager | Sylvia Novela           |
| Norma Mata                               | Andre Ragin             |
| Pedro Hernandez, P.E.                    | Christina Gorrita       |
| Enrique Perez, P.E.                      | Indira Almeida-Pardillo |
| Felix Pereira, RA                        | Greg Chin               |
| Victor Guilbaud (HNTB)                   | Juan E. Paan            |
| Timothy Newsome (HNTB)                   | Isaac Smith             |
| Gendry Sherer                            | Grisel Agha-Long        |
| Tivia Rouland                            |                         |

**MIAMI INTERNATIONAL AIRPORT**

MAILING ADDRESS: P.O. BOX 025504, MIAMI, FLORIDA 33102-5504 • 4331 N.W. 22nd ST., BLDG. 3030, 2nd FLOOR, MIAMI, FLORIDA 33122

## Agha-Long, Grisel (Aviation)

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**From:** Floyd, Terry (Aviation)  
**Sent:** Thursday, February 3, 2022 4:21 PM  
**To:** Salas, Lydia (Aviation)  
**Cc:** Agha-Long, Grisel (Aviation)  
**Subject:** TAC-N Project Manager Assignment Request - Starbuck's Refurbishment MIA Gate J-7 (HMS Host) - Project No. BA004A  
**Attachments:** TAC-N Starbuck's Refurbishment CONCOURSE J7 Package.pdf

Good afternoon Lydia,

Please see attached Starbuck's Refurbishment MIA Gate J7 Package.

TAC-N Project Assignment Request is for the SBX Refurbishment in the **South Terminal – Gate J7**.

Thanks,

**Terry Floyd**, Sr. Aviation Property Manager  
Airport Concessions Business Development

**Miami Dade Aviation Department**

305-876-7977 Office

305-586-8672 Mobile

[TFloyd@FlyMIA.com](mailto:TFloyd@FlyMIA.com)

[www.iFlyMia.com](http://www.iFlyMia.com)

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**TAC-N PROJECT MANAGER ASSIGNMENT REQUEST**

Date: February 3, 2022

To: Lydia M. Salas

From: Terry Floyd

Subject: Hand-Off Memo

TAC-N Project No. BA004A

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*(indicate Q/C results)*

Facilities Maintenance Engineering – Approved w/attached comments

Facilities Development Planning - Approved

Real Estate Management & Development – No response

Facilities Maintenance Interior Design – No response

Concessions - Approved

Aviation Fire/Life Safety – Conceptually Approved, Plans and Permits required

Airside Operations - Approved

Info Systems/Telecommunications – Approved

Others – Terminal Ops Approved, Facilities Maintenance Approved, Fine Arts Approved, Landside Approved, and Security Approved, Signage Approved.

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1. Project Title: HMS Host – Starbuck’s Refurbishment MIA Gate J7 (Project #: BA004A)
2. Project Location: MIA South Terminal, Concourse J – Gate J-7
3. Project Description: New equipment, casework, lighting, artwork, and paint finishes
4. Property Manager: Terry Floyd office: (305) 876-7977 cell: (305) 586-8672
5. Tenant Contact: Rafael Jauregui  
Senior Director of Operations  
HMS Host  
(786) 868-1404 Office  
(305) 607-7899 Mobile  
Rafael.jauregui@hmshost.com
  
6. Project Cost: \$375,000
  
7. Lease Number: Z000197

Attachments: Approved Quick Check Form(s)  
Email Approvals  
Exhibit(s)

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Miami-Dade Aviation Department  
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T 305-876-7000 F 305-876-0948  
www.miami-airport.com

Commercial Airports:  
Miami International Airport

miamidade.gov

General Aviation Airports:  
Dade-Collier Training & Transition Airport  
Miami Homestead General Aviation Airport  
Miami Executive Airport  
Miami-Opa Locka Executive Airport

February 3, 2022

Mr. Stephen Douglas  
Vice President Business Development  
HMS Host  
6905 Rockledge Drive  
Bethesda, MD 20817



Dear Mr. Douglas:

This is to inform you that your Tenant Airport Construction (TAC) project request to refurbish the existing Starbucks, located in the South Terminal, Concourse J7, has been conceptually approved by Miami-Dade Aviation Department (MDAD) and issued Project No. **BA004A**.

MDAD will be assigning a TAC-N Project Manager shortly who will guide you through the Small Business Development (SBD) and Arts in Public Places (APP) review, the project's staff selection including but not limited to architect/engineer, consultants, contractor (prime & subs), design, permitting/construction, and project closeout processes.

All work shall be in accordance with the MDAD Design Guidelines and contingent upon the following:

1. The Contractor to verify that the existing A/C system can handle the new heat load added by new equipment for this project. The contractor shall be required to rebalance and test the existing system to ensure adequate air delivery to the tenant space.
2. All penetrations or perforations in existing fire rated surfaces (floors, walls, etc.) shall be sealed and restored to meet the original fire rating per code of the surrounding areas.
3. Any existing Life Safety device(s) shall not be obstructed from operation in any way. If obstructed, the device(s) shall be relocated and or additions of devices may be required to properly protect the area as required by code.
4. All work shall be in accordance with the MDAD Design Guidelines. Any deviations that may be required by the A/E from these guidelines requires a written waiver form that must be approved by MDAD prior to the design/construction documents being submitted for permit. No waivers will be given after the fact and the contractor will be required to fully follow the guideline requirements at the tenant's expense.

5. No open wiring shall be permitted. All wiring must either be in conduit or cable tray. All exposed wiring in cable trays shall be plenum rated suitable for the environment.
6. All shutdowns of major systems (BMS, Fire Alarm, Fire Protection, Water, Sewer, Electrical, A/C, etc.) shall be coordinated through MDAD Engineering and Contracts.
7. If tenant vacates property, it shall be restored to its original condition, e.g. remove equipment, restore flooring, etc.
8. Permit requirements shall be determined by the Authority having Jurisdiction (Building Department, Fire Department, DERM, etc.).
9. Thermostats, electrical receptacles, light switches, fire department signaling devices, etc. shall not be blocked by panels, advertisements, signage, temporary walls, cabinets, etc.
10. For tenant-owned independent Fats, Oils & Greases (FOG) treatment units (i.e., grease traps) and effluent waste lines, the design team must verify whether the existing waste line being proposed for discharge (prior to treatment) from the concession's FOG generating fixtures is common use line (use by multiple tenants) or if the line is solely for the exclusive use of the tenant generating said FOG waste. If common, then this line may not be used as an effluent line and a separate FOG waste line shall be designed/proposed that will take the waste flow directly from the concession's applicable fixtures to an approved independent FOG treatment unit. Please note, effluent streams from a tenant-owned system shall not discharge upstream of an MDAD-owned FOG unit even after treatment has been provided.
11. The design team shall show on the engineering drawings how the proposed FOG waste line(s) will be routed to the proposed FOG treatment unit including, but not limited to, all site profiles & elevations, line anchoring system, structural penetrations & closures, conflicts, etc.
12. Prior approval is required from the MDAD Maintenance Engineering Section for any tenant proposing to discharge into an MDAD owned & operated underground FOG treatment unit. Connection approval/disapproval shall be determined on a case-by-case basis by MDAD.

The A/E shall not assume that the design reviews in any way replace the A/E's professional duty to carefully review and coordinate the work of all disciplines. Final responsibility for compliance with all applicable requirements rests with the A/E of Record.

Please call me at (305) 876-7977 or email via [tfloyd@flymia.com](mailto:tfloyd@flymia.com) if you have any questions.

Sincerely,

  
Terry Floyd

Cc: K. A. Pyatt, MDAD  
Robert N. Warren, MDAD  
Jose A. Ramos, MDAD  
Sarah Abate, MDAD  
Ana Finol, MDAD  
Lydia M. Salas, MDAD  
Pedro Betancourt, MDAD

Project No. BA004A



**TAC-N Project Quick Check Form**

Date: January 25, 2022

To: Jose A. Ramos, P.E., Facilities Dev. Planning	Sarah Abate, Concessions
Felix Pereira, RA, Facilities Dev. Design	Michele Raymond, Real Estate Management & Dev.
Enrique Perez, P.E., Facilities Dev. Construction	Susan Feeney, Safety & Security
Gustavo Leal, Environmental Engineering	MDFR-ALSB@miamidade.gov, Aviation Life Safety Bureau
Ernesto Beltre, P.E., Civil Engineering	Barbara Carlo, Landside Operations
Fred Herbert, Facilities Maint. Utilities	Maria Perez, Telecommunications/ISD
Lydia M. Salas, P.E., Facilities Maint. Engineering	Lonny Craven, Airside Operations
Andre Ragin, Minority Affairs	Gendry Sherer, Fine Arts & Cultural Affairs
Rupen Philloura, Terminal Operations	Richard Garcia, Facilities Maint. Signage
	Maria Diaz-Todaro, Facilities Maint. Interior Design

From: Terry Floyd, Sr. Aviation Property Manager, Airport Concessions Business Development

Subject: **Quick Check Form – Starbuck’s Refurbishment South Terminal J-7**

Host International (HMS Host) is requesting approval to refurbish the Starbuck’s location in the South Terminal - Concourse J, next to Gate J-7 to remain compliant with Airport requirements and brand standards by upgrading equipment and shop appearance.

Please note below your recommendation as to the disposition of this Quick Check by no later than close of business MONDAY, January 31, 2022 in order to address this request.

Project Approval	Yes	No	Print Name	Signature	Date
Fac. Dev. Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	JOSE A. RAMOS		01-24-2022
Fac. Dev. Design	<input type="checkbox"/>	<input type="checkbox"/>			
Fac. Dev. Construction	<input type="checkbox"/>	<input type="checkbox"/>			
Fac. Dev. Env. Eng.	<input type="checkbox"/>	<input type="checkbox"/>			
Fac. Dev. Civil Eng.	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint./Utilities	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint. Eng.	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint. Interior Design	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint. Signage	<input type="checkbox"/>	<input type="checkbox"/>			
Minority Affairs	<input type="checkbox"/>	<input type="checkbox"/>			
Terminal Ops.	<input type="checkbox"/>	<input type="checkbox"/>			
Real Estate Management/Concessions	<input type="checkbox"/>	<input type="checkbox"/>			
Safety & Security	<input type="checkbox"/>	<input type="checkbox"/>			
Aviation Life Safety Bureau	<input type="checkbox"/>	<input type="checkbox"/>			
ISD/Telecom.	<input type="checkbox"/>	<input type="checkbox"/>			
Airside	<input type="checkbox"/>	<input type="checkbox"/>			
Landside	<input type="checkbox"/>	<input type="checkbox"/>			
Others	<input type="checkbox"/>	<input type="checkbox"/>			

Expedite Process:  Yes  No

Comments: 1 of 3 Starbuck’s Refurbishment projects (D10, H4, J7)



**TAC-N Project Quick Check Form**

Date: January 25, 2022

To: Jose A. Ramos, P.E., Facilities Dev. Planning	Sarah Abate, Concessions
Felix Pereira, RA, Facilities Dev. Design	Michele Raymond, Real Estate Management & Dev.
Enrique Perez, P.E., Facilities Dev. Construction	Susan Feeney, Safety & Security
Gustavo Leal, Environmental Engineering	MDFR-ALSB@miamidade.gov, Aviation Life Safety Bureau
Ernesto Beltre, P.E., Civil Engineering	Barbara Carlo, Landside Operations
Fred Herbert, Facilities Maint. Utilities	María Perez, Telecommunications/ISD
Lydia M. Salas, P.E., Facilities Maint. Engineering	Lonny Craven, Airside Operations
Andre Ragin, Minority Affairs	Gendry Sherer, Fine Arts & Cultural Affairs
Rupen Philloura, Terminal Operations	Richard Garcia, Facilities Maint. Signage
	María Diaz-Todaro, Facilities Maint. Interior Design

From: Terry Floyd, Sr. Aviation Property Manager, Airport Concessions Business Development

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Please note below your recommendation as to the disposition of this Quick Check by no later than close of business **MONDAY, January 31, 2022** in order to address this request.

Project Approval	Yes	No	Print Name	Signature	Date
Fac. Dev. Planning					
Fac. Dev. Design					
Fac. Dev. Construction					
Fac. Dev. Env. Eng.					
Fac. Dev. Civil Eng.					
Facilities Maint./Utilities					
Facilities Maint. Eng.	✓		Lydia Salas	<i>[Signature]</i>	1/31/22
Facilities Maint. Interior Design					
Facilities Maint. Signage					
Minority Affairs					
Terminal Ops.					
Real Estate Management/Concessions					
Safety & Security					
Aviation Life Safety Bureau					
ISD/Telecom.					
Airside					
Landside					
Others					

Expedite Process:  Yes  No

Comments: 1 of 3 Starbuck’s Refurbishment projects (D10, H4, J7)

Refer to Comments #’s: 1, 2, 4, 7, 9, 10, 12, 13, 16, 17, 18, 19.

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Attachments: SBX Refurbishment Schematic Design & TAC-N Project Information Form

CC: Norma Mata, Facilities Dev. Planning  
Mark Hatfield, Safety & Security  
Dan Agostino, Operations  
Pedro Hernandez, P.E., Facilities Dev. Mgr.  
Maurice Jenkins, ISD/Telecom.  
Jesus Valderrama, Fac. Maint. Utilities

Robert Warren, Business Retention & Development  
Nancy Pantoja Kirtland, P.E., Civil Environmental Eng.  
Ana Finol, P.E., Fac. Maint. Planning, Eng. & Construction  
Grisel Agha-Long, Fac. Maint. Eng.  
Juan Paan, Fac. Maint. Construction & Contracts

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General Comments  
Maintenance – Engineering Section

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- ① The Contractor to verify that the existing A/C system is capable of handling the new heat load added by new equipment or this project. The contractor shall be required to rebalance and test the existing system to ensure adequate air delivery to the tenant space.
- ② All penetrations or perforations in existing fire rated surfaces (floors, walls, etc.) shall be sealed and restored to meet the original fire rating per code of the surrounding areas.
3. Existing circuits in use shall not be extended to serve this project. New spare circuits from existing panels already serving this area shall be used and properly labeled at the panel directory.
- ④ Any existing Life Safety device(s) shall not be obstructed from operation in any way. If obstructed, the device(s) shall be relocated and or additions of devices may be required to properly protect the area as required by code.
5. The floor in this area is a post tension slab. All penetrations shall be coordinated with MDAD. The contractor must x-ray the existing slab to determine where the post tension strands are located before drilling can occur. No drilling shall be permitted in this area without the written consent of MDAD Engineering.
6. All new wall finishes shall match surrounding areas as far as texture, height and color and constructed to meet the appropriate fire rating established by the occupancy.
- ⑦ All work shall be in accordance with the MDAD Design Guidelines. Any deviations that may be required by the A/E from these guidelines requires a written waiver form that must be approved by MDAD prior to the design/construction documents being submitted for permit. No waivers will be given after the fact and the contractor will be required to fully follow the guideline requirements at the tenant's expense.
8. Power outlets shall be self-closing flush units using the "poke thru" core drilled method.
- ⑨ No open wiring shall be permitted. All wiring must either be in conduit or cable tray. All exposed wiring in cable trays shall be plenum rated suitable for the environment.
- ⑩ All shutdowns of major systems (BMS, Fire Alarm, Fire Protection, Water, Sewer, Electrical, A/C, etc.) shall be coordinated through MDAD Engineering and Contracts.

11. All digging underground requires that the contractor follow the MDAD Utilities Verification procedure to ensure that all work has been cleared through the major utility providers to the airport.

12. If tenant vacates property, it shall be restored to its original condition, e.g. remove equipment, restore flooring, etc.

13. Permit requirements shall be determined by the Authority Having Jurisdiction (Building Department, Fire Department, DERM, etc.)

14. The Fire Department should review this request.

15. Roof penetrations shall be coordinated with MDAD Engineering for compliance with roof warranties and current repairs.

16. Thermostats, electrical receptacles, light switches, fire department signaling devices, etc. shall not be blocked by panels, advertisements, signage, temporary walls, cabinets, etc.

17. For tenant-owned independent Fats, Oils & Greases (FOG) treatment units (i.e., grease traps) and effluent waste lines, the design team must verify whether the existing waste line being proposed for discharge (prior to treatment) from the concession's FOG generating fixtures is a common use line (use by multiple tenants) or if the line is solely for the exclusive use of the tenant generating said FOG waste. If common, then this line may not be used as an effluent line and a separate FOG waste line shall be designed/proposed that will take the waste flow directly from the concession's applicable fixtures to an approved independent FOG treatment unit. Please note, effluent streams from a tenant-owned system shall not discharge upstream of an MDAD-owned FOG unit even after treatment has been provided.

18. The design team shall show on the engineering drawings how the proposed FOG waste line(s) will be routed to the proposed FOG treatment unit including, but not limited to, all site profiles & elevations, line anchoring system, structural penetrations & closures, conflicts, etc.

19. Prior approval is required from the MDAD Maintenance Engineering Section for any tenant proposing to discharge into an MDAD owned & operated underground FOG treatment unit. Connection approval/disapproval shall be determined on a case-by-case basis by MDAD.



**TAG-N Project Quick Check Form**

Date: January 25, 2022

To: Jose A. Ramos, P.E., Facilities Dev. Planning  
 Felx Pereira, RA, Facilities Dev. Design  
 Enrique Perez, P.E., Facilities Dev. Construction  
 Gustavo Leal, Environmental Engineering  
 Ernesto Beltre, P.E., Civil Engineering  
 Fred Herbert, Facilities Maint. Utilities  
 Lydia M. Salas, P.E., Facilities Maint. Engineering  
 Andre Ragin, Minority Affairs  
 Rupen Philloura, Terminal Operations

Sarah Abate, Concessions  
 Michele Raymond, Real Estate Management & Dev.  
 Susan Feeney, Safety & Security  
 MDRF-ALSB@miamidade.gov, Aviation Life Safety Bureau  
 Barbara Carlo, Landside Operations  
 Maria Perez, Telecommunications/ISD  
 Lonny Craven, Airside Operations  
 Gendry Sherer, Fine Arts & Cultural Affairs  
 Richard Garcia, Facilities Maint. Signage  
 Maria Diaz-Todaro, Facilities Maint. Interior Design

From: Terry Floyd, Sr. Aviation Property Manager, Airport Concessions Business Development

Subject: **Quick Check Form – Starbuck’s Refurbishment South Terminal J-7**

Host International (HMS Host) is requesting approval to refurbish the Starbuck’s location in the South Terminal - Concourse J, next to Gate J-7 to remain compliant with Airport requirements and brand standards by upgrading equipment and shop appearance.

Please note below your recommendation as to the disposition of this Quick Check by no later than close of business **MONDAY, January 31, 2022** in order to address this request.

Project Approval	Yes	No	Print Name	Signature	Date
Fac. Dev. Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Felix Pereira	<i>[Signature]</i>	1.26.2022
Fac. Dev. Design	<input type="checkbox"/>	<input type="checkbox"/>			
Fac. Dev. Construction	<input type="checkbox"/>	<input type="checkbox"/>			
Fac. Dev. Env. Eng.	<input type="checkbox"/>	<input type="checkbox"/>			
Fac. Dev. Civil Eng.	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint./Utilities	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint. Eng.	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint. Interior Design	<input type="checkbox"/>	<input type="checkbox"/>			
Facilities Maint. Signage	<input type="checkbox"/>	<input type="checkbox"/>			
Minority Affairs	<input type="checkbox"/>	<input type="checkbox"/>			
Terminal Ops.	<input type="checkbox"/>	<input type="checkbox"/>			
Real Estate Management/Concessions	<input type="checkbox"/>	<input type="checkbox"/>			
Safety & Security	<input type="checkbox"/>	<input type="checkbox"/>			
Aviation Life Safety Bureau	<input type="checkbox"/>	<input type="checkbox"/>			
ISD/Telecom.	<input type="checkbox"/>	<input type="checkbox"/>			
Airside	<input type="checkbox"/>	<input type="checkbox"/>			
Landside	<input type="checkbox"/>	<input type="checkbox"/>			
Others	<input type="checkbox"/>	<input type="checkbox"/>			

Expedite Process:  Yes  No

Comments: 1 of 3 Starbuck's Refurbishment projects (D10, H4, J7) c

Approval based on attached letter from Mr. Dampf.

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## **Floyd, Terry (Aviation)**

---

**From:** Craven, Lonny (Aviation)  
**Sent:** Tuesday, January 25, 2022 12:06 PM  
**To:** Floyd, Terry (Aviation); Ramos, Jose A. (Aviation); Pereira, Felix (Aviation); Perez, Enrique (Aviation); Leal, Gustavo (Aviation); Beltre, Ernesto (Aviation); Herbert, Frederick (Aviation); Salas, Lydia (Aviation); Ragin, Andre T. (Aviation); Philloura, Rupen (Aviation); Abate, Sarah (Aviation); Raymond, Michele (Aviation); Feeney, Susan (Aviation); MDR ALSB (MDFR); Carlo, Barbara (Aviation); Perez, Maria (Aviation); Sherer, Gendry (Aviation); Garcia, Richard (Aviation); Diaz-Todaro, Maria V. (Aviation); Novela, Sylvia (Aviation); Betancourt, Pete J. (Aviation)  
**Cc:** Mata, Norma (Aviation); Hatfield, Mark O. (Aviation); Agostino, Daniel J. (Aviation); Hernandez, Pedro (Aviation); Jenkins, Maurice (Aviation); Valderrama, Jesus (Aviation); Warren, Robert N. (Aviation); Pantoja Kirtland, Nancy B. (Aviation); Finol, Ana (Aviation); Agha-Long, Grisel (Aviation); Paan, Juan (Aviation); Aloma, Janellys (Aviation)  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

Airside Ops approves.

### **Lonny Craven**

Director of Airside Operations  
Miami International Airport (MIA),  
General Aviation Airports (OPF, TMB, X51, TNT),  
Noise Abatement-Wildlife and Aviation Enforcement

### **Miami-Dade Aviation Department**

Miami International Airport  
Airside Operations, "E" Satellite  
P.O. Box 025504  
Miami, Florida 33102  
305-876-7038 Phone  
305-876-7535 Fax  
[lcraven@flymia.com](mailto:lcraven@flymia.com)  
[www.iflymia.com](http://www.iflymia.com)

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**From:** Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>  
**Sent:** Tuesday, January 25, 2022 12:01 PM  
**To:** Ramos, Jose A. (Aviation) <JRAMOS@FlyMIA.com>; Pereira, Felix (Aviation) <FPereira@FlyMIA.com>; Perez, Enrique (Aviation) <EPEREZ@FlyMIA.com>; Leal, Gustavo (Aviation) <GLEal@FlyMIA.com>; Beltre, Ernesto (Aviation)

## **Floyd, Terry (Aviation)**

---

**From:** Herbert, Frederick (Aviation)  
**Sent:** Monday, January 31, 2022 1:32 PM  
**To:** Floyd, Terry (Aviation); Ramos, Jose A. (Aviation); Pereira, Felix (Aviation); Perez, Enrique (Aviation); Leal, Gustavo (Aviation); Beltre, Ernesto (Aviation); Salas, Lydia (Aviation); Ragin, Andre T. (Aviation); Philloura, Rupen (Aviation); Abate, Sarah (Aviation); Raymond, Michele (Aviation); Feeney, Susan (Aviation); MDR ALSB (MDFR); Carlo, Barbara (Aviation); Perez, Maria (Aviation); Craven, Lonny (Aviation); Sherer, Gendry (Aviation); Garcia, Richard (Aviation); Diaz-Todaro, Maria V. (Aviation); Novela, Sylvia (Aviation); Betancourt, Pete J. (Aviation)  
**Cc:** Mata, Norma (Aviation); Hatfield, Mark O. (Aviation); Agostino, Daniel J. (Aviation); Hernandez, Pedro (Aviation); Jenkins, Maurice (Aviation); Valderrama, Jesus (Aviation); Warren, Robert N. (Aviation); Pantoja Kirtland, Nancy B. (Aviation); Finol, Ana (Aviation); Agha-Long, Grisel (Aviation); Paan, Juan (Aviation); Aloma, Janellys (Aviation)  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

Facilities Utility Maintenance approves providing that all work is performed under MDC permit and all work complies with MDAD design guidelines.

**From:** Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>  
**Sent:** Monday, January 31, 2022 12:38 PM  
**To:** Ramos, Jose A. (Aviation) <JRAMOS@FlyMIA.com>; Pereira, Felix (Aviation) <FPereira@FlyMIA.com>; Perez, Enrique (Aviation) <EPEREZ@FlyMIA.com>; Leal, Gustavo (Aviation) <GLEal@FlyMIA.com>; Beltre, Ernesto (Aviation) <EBeltre@FlyMIA.com>; Herbert, Frederick (Aviation) <FHerbert@FlyMIA.com>; Salas, Lydia (Aviation) <LSalas@FlyMIA.com>; Ragin, Andre T. (Aviation) <ARagin@FlyMIA.com>; Philloura, Rupen (Aviation) <RPhilloura@FlyMIA.com>; Abate, Sarah (Aviation) <SAbate@FlyMIA.com>; Raymond, Michele (Aviation) <MRAYMOND@FlyMIA.com>; Feeney, Susan (Aviation) <SFEENEY@FlyMIA.com>; MDR ALSB (MDFR) <mdfr-alsb@miamidade.gov>; Carlo, Barbara (Aviation) <BCarlo@FlyMIA.com>; Perez, Maria (Aviation) <MPEREZ@FlyMIA.com>; Craven, Lonny (Aviation) <LCRAVEN@FlyMIA.com>; Sherer, Gendry (Aviation) <GSherer@FlyMIA.com>; Garcia, Richard (Aviation) <RGarcia@FlyMIA.com>; Diaz-Todaro, Maria V. (Aviation) <MDiaz-Todaro@FlyMIA.com>; Novela, Sylvia (Aviation) <SNovela@FlyMIA.com>; Betancourt, Pete J. (Aviation) <PJBETANCOURT@FlyMIA.com>  
**Cc:** Mata, Norma (Aviation) <NMATA@FlyMIA.com>; Hatfield, Mark O. (Aviation) <MHatfield@FlyMIA.com>; Agostino, Daniel J. (Aviation) <Dagostino@FlyMIA.com>; Hernandez, Pedro (Aviation) <PHERNANDEZ@FlyMIA.com>; Jenkins, Maurice (Aviation) <MJENKINS@FlyMIA.com>; Valderrama, Jesus (Aviation) <JValderrama@FlyMIA.com>; Warren, Robert N. (Aviation) <RWarren@FlyMIA.com>; Pantoja Kirtland, Nancy B. (Aviation) <NPantojaKirtland@FlyMIA.com>; Finol, Ana (Aviation) <AFinol@FlyMIA.com>; Agha-Long, Grisel (Aviation) <GLong@FlyMIA.com>; Paan, Juan (Aviation) <JPaan@FlyMIA.com>; Aloma, Janellys (Aviation) <JAloma@FlyMIA.com>  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

Good afternoon,

**RE: SBX REFURBISHMENT J7**

A reminder to please provide Quick Check approval/recommendations by end of day if you have not already done so.

## **Floyd, Terry (Aviation)**

---

**From:** Sherer, Gendry (Aviation)  
**Sent:** Tuesday, January 25, 2022 12:37 PM  
**To:** Floyd, Terry (Aviation); Ramos, Jose A. (Aviation); Pereira, Felix (Aviation); Perez, Enrique (Aviation); Leal, Gustavo (Aviation); Beltre, Ernesto (Aviation); Herbert, Frederick (Aviation); Salas, Lydia (Aviation); Ragin, Andre T. (Aviation); Philloura, Rupen (Aviation); Abate, Sarah (Aviation); Raymond, Michele (Aviation); Feeney, Susan (Aviation); MDRF ALSB (MDFR); Carlo, Barbara (Aviation); Perez, Maria (Aviation); Craven, Lonny (Aviation); Garcia, Richard (Aviation); Diaz-Todaro, Maria V. (Aviation); Novela, Sylvia (Aviation); Betancourt, Pete J. (Aviation)  
**Cc:** Mata, Norma (Aviation); Hatfield, Mark O. (Aviation); Agostino, Daniel J. (Aviation); Hernandez, Pedro (Aviation); Jenkins, Maurice (Aviation); Valderrama, Jesus (Aviation); Warren, Robert N. (Aviation); Pantoja Kirtland, Nancy B. (Aviation); Finol, Ana (Aviation); Agha-Long, Grisel (Aviation); Paan, Juan (Aviation); Aloma, Janellys (Aviation); Allende, Victoria (Aviation)  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

Fine Arts approves.

Gendry Sherer, Fine Arts & Cultural Affairs Director  
Miami-Dade Aviation Department

**From:** Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>  
**Sent:** Tuesday, January 25, 2022 12:01 PM  
**To:** Ramos, Jose A. (Aviation) <JRAMOS@FlyMIA.com>; Pereira, Felix (Aviation) <FPereira@FlyMIA.com>; Perez, Enrique (Aviation) <EPEREZ@FlyMIA.com>; Leal, Gustavo (Aviation) <GLeal@FlyMIA.com>; Beltre, Ernesto (Aviation) <EBeltre@FlyMIA.com>; Herbert, Frederick (Aviation) <FHerbert@FlyMIA.com>; Salas, Lydia (Aviation) <LSalas@FlyMIA.com>; Ragin, Andre T. (Aviation) <ARagin@FlyMIA.com>; Philloura, Rupen (Aviation) <RPhilloura@FlyMIA.com>; Abate, Sarah (Aviation) <SAbate@FlyMIA.com>; Raymond, Michele (Aviation) <MRAYMOND@FlyMIA.com>; Feeney, Susan (Aviation) <SFEENEY@FlyMIA.com>; MDRF ALSB (MDFR) <mdfr-alsb@miamidade.gov>; Carlo, Barbara (Aviation) <BCarlo@FlyMIA.com>; Perez, Maria (Aviation) <MPEREZ@FlyMIA.com>; Craven, Lonny (Aviation) <LCRAVEN@FlyMIA.com>; Sherer, Gendry (Aviation) <GSherer@FlyMIA.com>; Garcia, Richard (Aviation) <RGarcia@FlyMIA.com>; Diaz-Todaro, Maria V. (Aviation) <MDiaz-Todaro@FlyMIA.com>; Novela, Sylvia (Aviation) <SNovela@FlyMIA.com>; Betancourt, Pete J. (Aviation) <PJBETANCOURT@FlyMIA.com>  
**Cc:** Mata, Norma (Aviation) <NMATA@FlyMIA.com>; Hatfield, Mark O. (Aviation) <MHatfield@FlyMIA.com>; Agostino, Daniel J. (Aviation) <DAgostino@FlyMIA.com>; Hernandez, Pedro (Aviation) <PHERNANDEZ@FlyMIA.com>; Jenkins, Maurice (Aviation) <MJENKINS@FlyMIA.com>; Valderrama, Jesus (Aviation) <JValderrama@FlyMIA.com>; Warren, Robert N. (Aviation) <RWarren@FlyMIA.com>; Pantoja Kirtland, Nancy B. (Aviation) <NPantojaKirtland@FlyMIA.com>; Finol, Ana (Aviation) <AFinol@FlyMIA.com>; Agha-Long, Grisel (Aviation) <GLong@FlyMIA.com>; Paan, Juan (Aviation) <JPaan@FlyMIA.com>; Aloma, Janellys (Aviation) <JAloma@FlyMIA.com>  
**Subject:** TAC-N Project Quick Check - SBX REFURBISHMENT J7

Good afternoon,

Please see attached Quick Check Form/HMS Host request to refurbish the Starbuck's location in the South Terminal – Concourse J, next to Gate J-7.

## Floyd, Terry (Aviation)

---

**From:** Feeney, Susan (Aviation)  
**Sent:** Wednesday, January 26, 2022 9:45 AM  
**To:** Floyd, Terry (Aviation); Ramos, Jose A. (Aviation); Pereira, Felix (Aviation); Perez, Enrique (Aviation); Leal, Gustavo (Aviation); Beltre, Ernesto (Aviation); Herbert, Frederick (Aviation); Salas, Lydia (Aviation); Ragin, Andre T. (Aviation); Philloura, Rupen (Aviation); Abate, Sarah (Aviation); Raymond, Michele (Aviation); MDRF ALSB (MDRF); Carlo, Barbara (Aviation); Perez, Maria (Aviation); Craven, Lonny (Aviation); Sherer, Gendry (Aviation); Garcia, Richard (Aviation); Diaz-Todaro, Maria V. (Aviation); Novela, Sylvia (Aviation); Betancourt, Pete J. (Aviation)  
**Cc:** Mata, Norma (Aviation); Hatfield, Mark O. (Aviation); Agostino, Daniel J. (Aviation); Hernandez, Pedro (Aviation); Jenkins, Maurice (Aviation); Valderrama, Jesus (Aviation); Warren, Robert N. (Aviation); Pantoja Kirtland, Nancy B. (Aviation); Finol, Ana (Aviation); Agha-Long, Grisel (Aviation); Paan, Juan (Aviation); Aloma, Janellys (Aviation)  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

Security approves.

**Susan Feeney, Aviation Security Manager**  
**Miami-Dade Aviation Department**  
P. O. Box 025504  
Miami, FL 33102-5504  
(305) 876-7016  
[sfeeney@FlyMIA.com](mailto:sfeeney@FlyMIA.com)  
[miami-airport.com](http://miami-airport.com)

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**From:** Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>  
**Sent:** Tuesday, January 25, 2022 12:01 PM  
**To:** Ramos, Jose A. (Aviation) <JRAMOS@FlyMIA.com>; Pereira, Felix (Aviation) <FPereira@FlyMIA.com>; Perez, Enrique (Aviation) <EPEREZ@FlyMIA.com>; Leal, Gustavo (Aviation) <GLEal@FlyMIA.com>; Beltre, Ernesto (Aviation) <EBeltre@FlyMIA.com>; Herbert, Frederick (Aviation) <FHerbert@FlyMIA.com>; Salas, Lydia (Aviation) <LSalas@FlyMIA.com>; Ragin, Andre T. (Aviation) <ARagin@FlyMIA.com>; Philloura, Rupen (Aviation) <RPhilloura@FlyMIA.com>; Abate, Sarah (Aviation) <SAbate@FlyMIA.com>; Raymond, Michele (Aviation) <MRAYMOND@FlyMIA.com>; Feeney, Susan (Aviation) <SFEENEY@FlyMIA.com>; MDRF ALSB (MDRF) <mdfr-alsb@miamidade.gov>; Carlo, Barbara (Aviation) <BCarlo@FlyMIA.com>; Perez, Maria (Aviation) <MPEREZ@FlyMIA.com>; Craven, Lonny (Aviation) <LCRAVEN@FlyMIA.com>; Sherer, Gendry (Aviation) <GSherer@FlyMIA.com>; Garcia, Richard (Aviation) <RGarcia@FlyMIA.com>; Diaz-Todaro, Maria V. (Aviation) <MDiaz-Todaro@FlyMIA.com>; Novela, Sylvia (Aviation) <SNovela@FlyMIA.com>; Betancourt, Pete J. (Aviation) <PJBETANCOURT@FlyMIA.com>  
**Cc:** Mata, Norma (Aviation) <NMATA@FlyMIA.com>; Hatfield, Mark O. (Aviation) <MHatfield@FlyMIA.com>; Agostino, Daniel J. (Aviation) <DAgostino@FlyMIA.com>; Hernandez, Pedro (Aviation) <PHERNANDEZ@FlyMIA.com>; Jenkins, Maurice (Aviation) <MJENKINS@FlyMIA.com>; Valderrama, Jesus (Aviation) <JValderrama@FlyMIA.com>; Warren,



## Floyd, Terry (Aviation)

---

**From:** Garcia, Richard (Aviation)  
**Sent:** Wednesday, January 26, 2022 10:20 AM  
**To:** Floyd, Terry (Aviation)  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

MDAD Signage has no objection to this request.

**Richard G. Garcia, R.A., Chief**  
**Miami-Dade Aviation Department**  
305-869-1040 Phone  
305-323-0300 Cell  
[RGarcia@FlyMIA.com](mailto:RGarcia@FlyMIA.com)  
[miami-airport.com](http://miami-airport.com)



**From:** Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>  
**Sent:** Tuesday, January 25, 2022 12:01 PM  
**To:** Ramos, Jose A. (Aviation) <JRAMOS@FlyMIA.com>; Pereira, Felix (Aviation) <FPereira@FlyMIA.com>; Perez, Enrique (Aviation) <EPEREZ@FlyMIA.com>; Leal, Gustavo (Aviation) <GLEal@FlyMIA.com>; Beltre, Ernesto (Aviation) <EBeltre@FlyMIA.com>; Herbert, Frederick (Aviation) <FHerbert@FlyMIA.com>; Salas, Lydia (Aviation) <LSalas@FlyMIA.com>; Ragin, Andre T. (Aviation) <ARagin@FlyMIA.com>; Philloura, Rupen (Aviation) <RPhilloura@FlyMIA.com>; Abate, Sarah (Aviation) <SAbate@FlyMIA.com>; Raymond, Michele (Aviation) <MRAYMOND@FlyMIA.com>; Feeney, Susan (Aviation) <SFEENEY@FlyMIA.com>; MDRF ALSB (MDRF) <mdfr-alsb@miamidade.gov>; Carlo, Barbara (Aviation) <BCarlo@FlyMIA.com>; Perez, Maria (Aviation) <MPEREZ@FlyMIA.com>; Craven, Lonny (Aviation) <LCRAVEN@FlyMIA.com>; Sherer, Gendry (Aviation) <GSherer@FlyMIA.com>; Garcia, Richard (Aviation) <RGarcia@FlyMIA.com>; Diaz-Todaro, Maria V. (Aviation) <MDiaz-Todaro@FlyMIA.com>; Novela, Sylvia (Aviation) <SNovela@FlyMIA.com>; Betancourt, Pete J. (Aviation) <PJBETANCOURT@FlyMIA.com>  
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**Subject:** TAC-N Project Quick Check - SBX REFURBISHMENT J7

Good afternoon,

Please see attached Quick Check Form/HMS Host request to refurbish the Starbuck's location in the South Terminal – Concourse J, next to Gate J-7.

Kindly review and provide comments/approval by the close of business on **Monday, January 31, 2022.**

Thanks,

Terry Floyd, Sr. Aviation Property Manager

## Floyd, Terry (Aviation)

---

**From:** Philloura, Rupen (Aviation)  
**Sent:** Wednesday, January 26, 2022 6:50 AM  
**To:** Floyd, Terry (Aviation)  
**Subject:** RE: TAC-N Project Quick Check - SBX REFURBISHMENT J7

Good morning,

Terminal Ops approves - RSP

**Rupen S. Philloura**, Director/Terminal Operations & AOC  
**Miami-Dade Aviation Department**  
305-869-5614 Phone  
305-202-3739 Cell  
[RPhilloura@flymia.com](mailto:RPhilloura@flymia.com)  
[www.iflymia.com](http://www.iflymia.com)

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**From:** Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>  
**Sent:** Tuesday, January 25, 2022 12:01 PM  
**To:** Ramos, Jose A. (Aviation) <JRAMOS@FlyMIA.com>; Pereira, Felix (Aviation) <FPereira@FlyMIA.com>; Perez, Enrique (Aviation) <EPEREZ@FlyMIA.com>; Leal, Gustavo (Aviation) <GLEal@FlyMIA.com>; Beltre, Ernesto (Aviation) <EBeltre@FlyMIA.com>; Herbert, Frederick (Aviation) <FHerbert@FlyMIA.com>; Salas, Lydia (Aviation) <LSalas@FlyMIA.com>; Ragin, Andre T. (Aviation) <ARagin@FlyMIA.com>; Philloura, Rupen (Aviation) <RPhilloura@FlyMIA.com>; Abate, Sarah (Aviation) <SAbate@FlyMIA.com>; Raymond, Michele (Aviation) <MRAYMOND@FlyMIA.com>; Feeney, Susan (Aviation) <SFEENEY@FlyMIA.com>; MDR ALSB (MDFR) <mdfr-alsb@miamidade.gov>; Carlo, Barbara (Aviation) <BCarlo@FlyMIA.com>; Perez, Maria (Aviation) <MPEREZ@FlyMIA.com>; Craven, Lonny (Aviation) <LCRAVEN@FlyMIA.com>; Sherer, Gendry (Aviation) <GSherer@FlyMIA.com>; Garcia, Richard (Aviation) <RGarcia@FlyMIA.com>; Diaz-Todaro, Maria V. (Aviation) <MDiaz-Todaro@FlyMIA.com>; Novela, Sylvia (Aviation) <SNovela@FlyMIA.com>; Betancourt, Pete J. (Aviation) <PJBETANCOURT@FlyMIA.com>  
**Cc:** Mata, Norma (Aviation) <NMATA@FlyMIA.com>; Hatfield, Mark O. (Aviation) <MHatfield@FlyMIA.com>; Agostino, Daniel J. (Aviation) <DAGostino@FlyMIA.com>; Hernandez, Pedro (Aviation) <PHERNANDEZ@FlyMIA.com>; Jenkins, Maurice (Aviation) <MJENKINS@FlyMIA.com>; Valderrama, Jesus (Aviation) <JValderrama@FlyMIA.com>; Warren, Robert N. (Aviation) <RWarren@FlyMIA.com>; Pantoja Kirtland, Nancy B. (Aviation) <NPantojaKirtland@FlyMIA.com>; Finol, Ana (Aviation) <AFinol@FlyMIA.com>; Agha-Long, Grisel (Aviation) <GLong@FlyMIA.com>; Paan, Juan (Aviation) <JPaan@FlyMIA.com>; Aloma, Janellys (Aviation) <JAloma@FlyMIA.com>  
**Subject:** TAC-N Project Quick Check - SBX REFURBISHMENT J7

Good afternoon,

Please see attached Quick Check Form/HMS Host request to refurbish the Starbuck's location in the South Terminal – Concourse J, next to Gate J-7.



**TAC-Non-Reimbursable Project Information**

To Property Manager: Terry Floyd Property: MIA Concourse J-7  
 Date: 1-21-2022 Tel: (305) 876-7977 Email: tfloyd@flymia.com

Per the TAC-N Project Procedures, please review the following project information and prepare and submit the project "Quick Check" form to all necessary MDAD Divisions to obtain conceptual approval for its design and construction.

1. Project Name: SBX Refurbishments
2. Description (scope of work): New equipment and casework
3. Project Cost (tenant's estimate):
 

Design:	\$ 25,000
Construction:	\$ 350,000
Total:	\$ 375,000
4. Tenant Name: HMSHost/Starbucks J7  
 Tenant's Project Point of Contact Name: Mike Dampf  
 Phone: 903.258.5274 Email: mike.dampf@hmshost.com
5. Tenant must furnish Certificates of Insurance as required by Miami-Dade by Miami-Dade Risk management: (YES) (NO)
6. Tenant has received and reviewed TAC-N Process and Procedures Letter: (YES) (NO)
7. Tenant understands that MDAD acceptance of its project for construction, must start no later than three months from the MDAD TAC-N Approval Letter and that the tenant must not occupy the spaces until a Certificate of Occupancy, or a Certificate of Completion has been submitted to TAC-N: (YES) (NO)
8. Tenant's letter requesting approval of project attached: previously sent (YES) (NO)
9. Tenant acknowledges that they have read and acknowledge SBD requirements. (YES) (NO)

Mike Dampf 24 JAN 2022  
 Tenant Representative Signature Date



Miami-Dade Aviation Department  
P.O. Box 025504  
Miami, Florida 33102  
T 305-876-7000 F 305-876-0948  
www.miami-airport.com

Commercial Airports  
Miami International Airport

miamidade.gov

General Aviation Airports  
Dade-Collier Training & Transition Airport  
Miami Homestead General Aviation Airport  
Miami Executive Airport  
Miami-Opa Locka Executive Airport

January 11, 2022

Mr. Rafael Jauregui  
Sr. Director of Operations MIA  
HMS Host  
P.O. Box 260757  
Miami, FL 33126

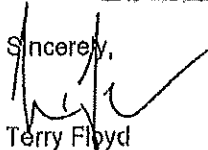
Re: Tenant Airport Construction Project Improvement Consultation Meeting – Starbuck's Refurbishments

Dear Mr. Jauregui,

Pursuant to our Tenant Airport Construction (TAC) project improvement consultation meeting regarding the Starbuck's refurbishments, enclosed is the Project Information Sheet as well as the Small Business Development (SBD) Documents you were informed about at the meeting.

You are hereby reminded that consultation with SBD (to determine applicable goals) is a condition precedent to the approval of any TAC project. Furthermore, you will be required to observe all County employment legislation for construction on County-owned property whether you intend to use private funds, or not.

Please acknowledge receipt of these documents by signing and returning a copy of this letter to me via email at [tfloyd@flymia.com](mailto:tfloyd@flymia.com)

Sincerely,  


Terry Floyd  
Sr. Aviation Property Manager

ACKNOWLEDGED: HMS Host

By: 

Title: SBO Date: 1-26-22

C: Pete Belancourt, MDAD



Date: 06 JAN 2022  
Name: Terry Floyd  
Title: Aviation Concessions Director  
Company: Miami International Airport

Re: Proposed Starbucks Remodel projects

Dear Mr. Floyd,

Thank you so much for your phone call this morning. It was very informative with regards to our proposed upcoming Starbucks remodels and MIA's approval process.

As discussed, HMSHost seeks the airport's approval to proceed with the design of the following Starbucks remodel projects. I have included a brief listing of the scope of work as well:

1. Starbucks gate D10
  - a. New equipment to include: food display case; espresso machines; under counter refrigerators; nitro cold brew system
  - b. New casework; new lighting; new artwork
2. Starbucks gate H4
  - a. New equipment to include: food display case; espresso machines; under counter refrigerators; nitro cold brew system
  - b. New casework; new paint finishes
3. Starbucks gate J7
  - a. New equipment to include: food display case; espresso machines; under counter refrigerators; nitro cold brew system; coffee shuttles and warmers
  - b. New casework

Each of these projects are substantial in scope and will require the closing of each as the construction phase begins. I have attached the schematic (initial) design for each via email.

I understand your approval process as discussed today. In order to move forward with our internal design I would request approval of the concept plans at this time. Upon your approval, I will release our architectural team to generate formal submittal documents for your review.

Best regards,

Mike Dampf  
HMSHost Director of Design & Construction

# STARBUCKS SCHEMATIC DESIGN 2

## MIA GATE J7

4250 NW 20TH STREET  
MIAMI, FLORIDA 33126

STORE: 70006

CPN: 43868-005

DATE: 11/29/2021

### PROJECT INFORMATION

LICENSEE: HMS HOST

MARKET SEGMENT: TRAVEL

SCOPE TIER: 2nd LIFE CYCLE

STORE TYPE: KIOSK

FR&E BUDGET: \$116,070

OPEN DATE: 6/12/2022

### LICENSED STORE PROJECT TEAM

NAE: MATT ROBINSON

SD: CASEY MCMANEMY

DPM: CLAUDIA ROSS

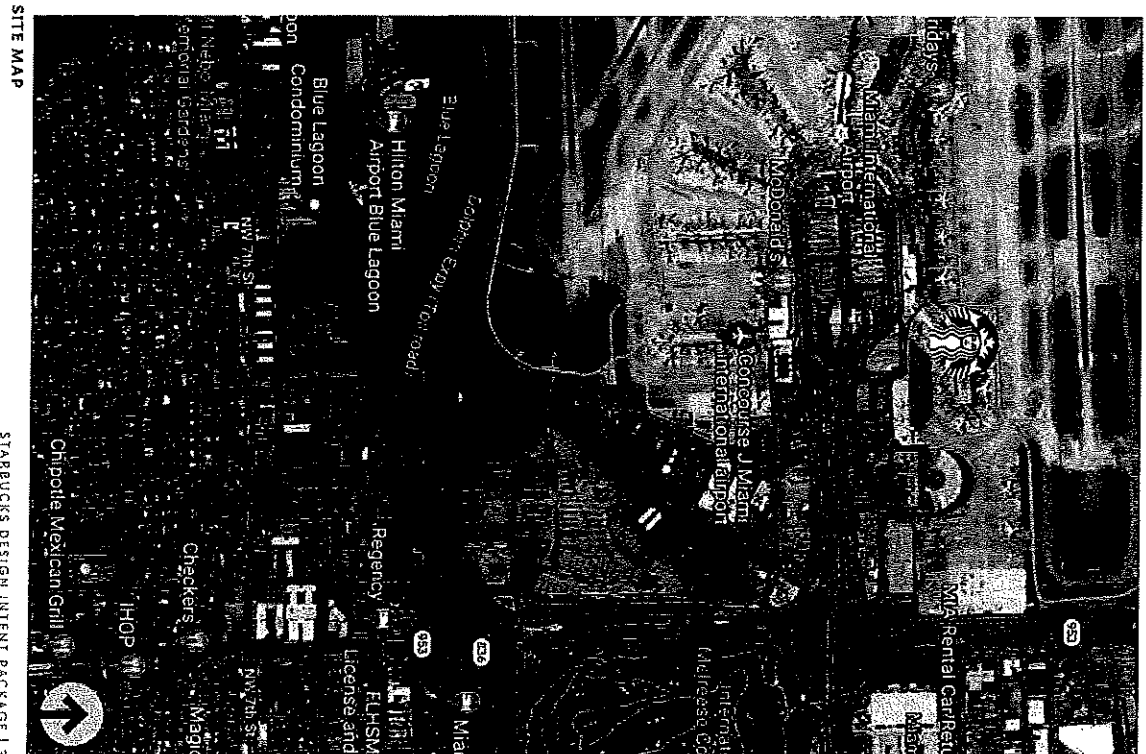
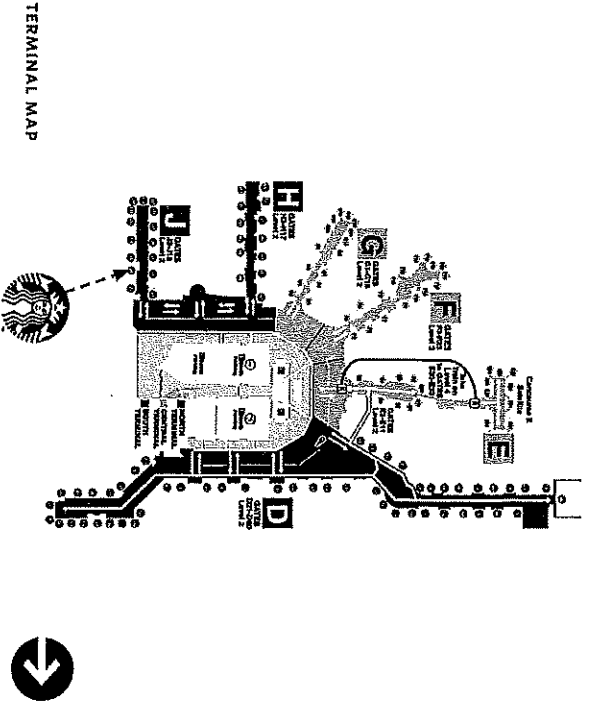
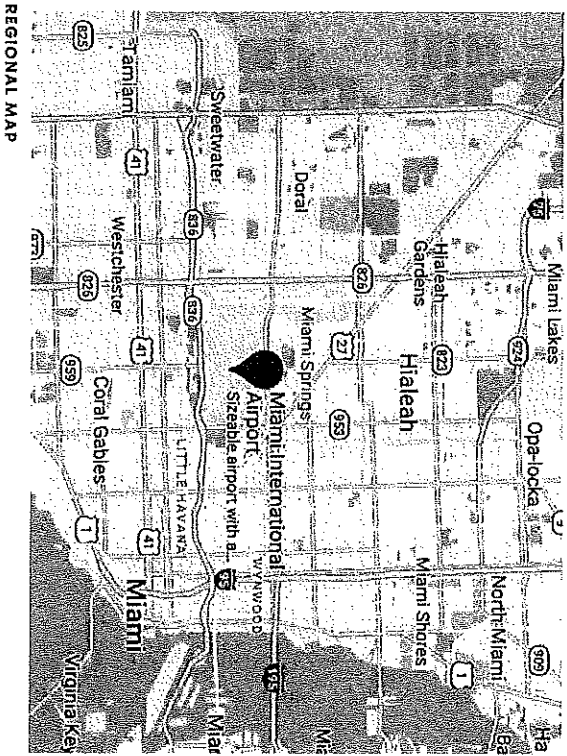
DDM: ROB ADKINS

KEY NOTES

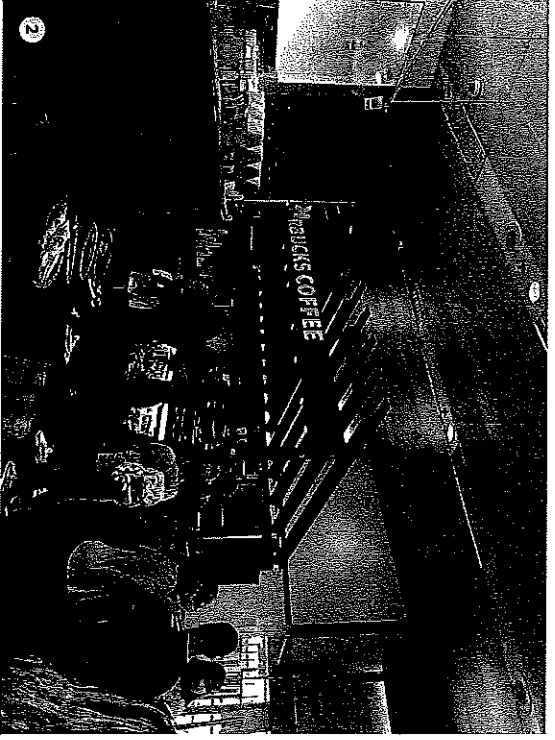
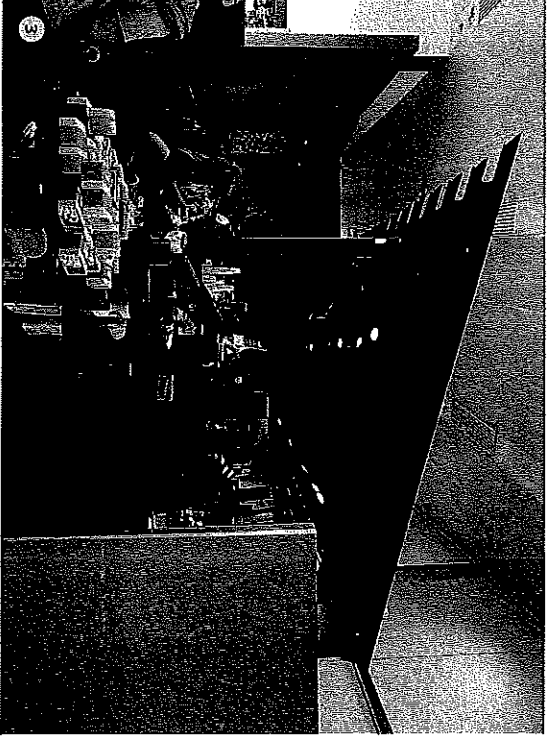


STARBUCKS SITE

SITE MAPS  
M/A Gate J7  
STORE: 70006  
CPN: 43858-003  
DATE: 10/29/2021



EXISTING PHOTOS  
MIA, Gate J7  
STORE: 70006  
CPN: 43866-005  
DATE: 10/28/2021





**KEY NOTES**

- 1 DEMOLISH FOOD CASE
- 2 DEMOLISH FRONTLINE AND BACKLINE CASEWORK
- 3 DEMOLISH MERCH FIXTURES
- 4 DEMOLISH CONDIMENT CART
- 5 DEMOLISH "COFFEE" SIGNAGE
- 6 DEMOLISH WALL BASE
- 7 DEMOLISH MAINSCOT WHERE INDICATED
- 8 DEMOLISH FLOORING WHERE INDICATED
- 9 REUSE AND RELOCATE POS EQUIPMENT
- 10 REUSE AND RELOCATE CEE EQUIPMENT AND 2DR FRIDGE
- 11 EXISTING CANOPY STRUCTURE AND LIGHTING TO REMAIN
- 12 REUSE / REFINISH METAL CHAIRRAI
- 13 REUSE AND RELOCATE BREW EQUIPMENT
- 14 REUSE EXISTING WARMING OVEN
- 15 EXISTING WORKROOM - NO WORK

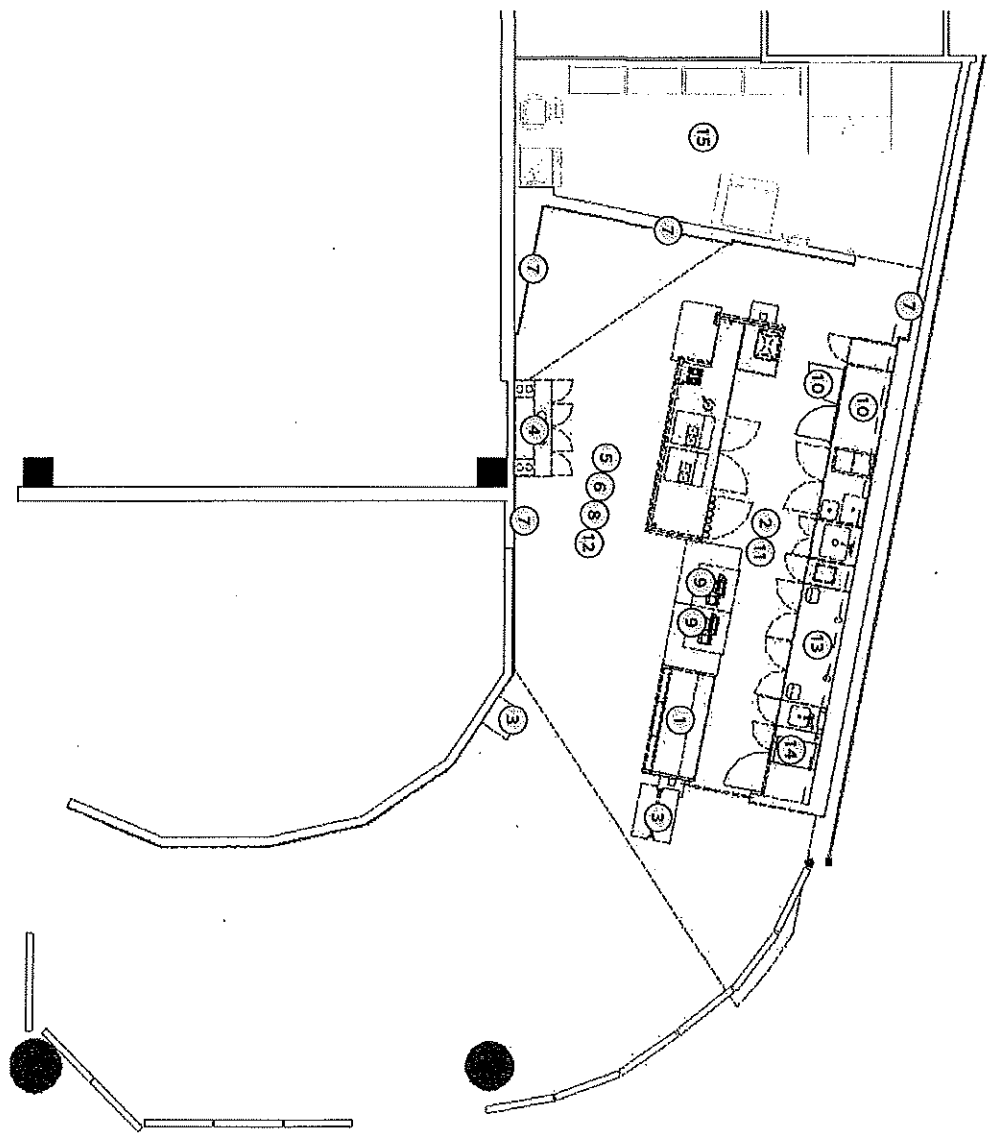
**LEGEND**

-  EXISTING TO REMAIN
-  TO BE DEMOLISHED
-  TO BE RELOCATED

**DEMO PLAN**

M/A Gate J7

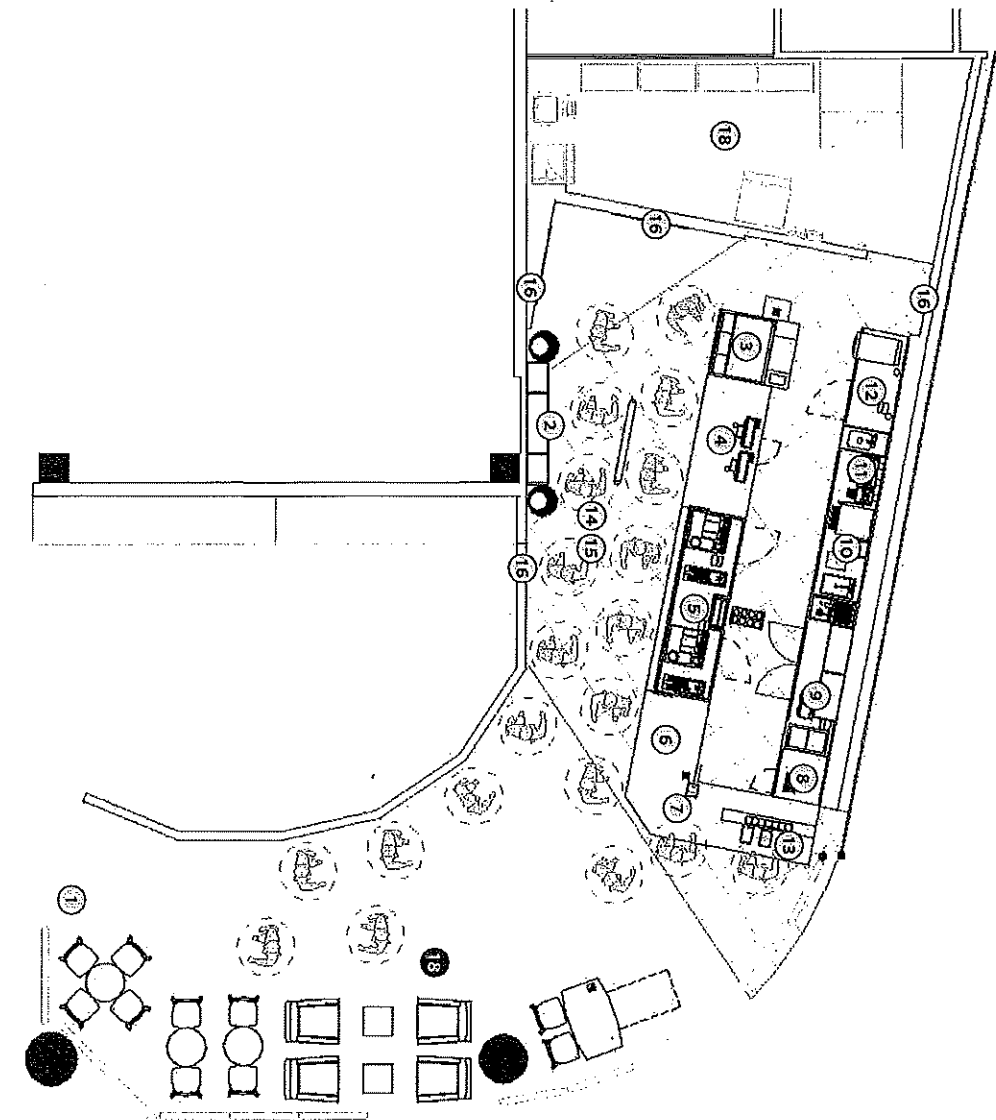
STORE: 70006  
 CPN: 43868-005  
 DATE: 10/25/2021



**DEMOLITION FLOOR PLAN**

**KEY NOTES**

- 1 STORE ENTRY
- 2 MERCH FIXTURES
- 3 40" ZEPHYR FOOD CASE
- 4 POS STATION
- 5 ESPRESSO STATION
- 6 HAND-OFF PLANE
- 7 MOP (FUTURE CONNECT)
- 8 NITRO STATION
- 9 COLD BEVERAGE STATION
- 10 BREW STATION
- 11 HAND SINK
- 12 WARMING STATION
- 13 CONDIMENT CART
- 14 NEW FLOORING
- 15 NEW WALL BASE
- 16 NEW WAINSCOT WHERE INDICATED
- 17 WORKROOM - NO WORK
- 18 EXISTING CAFÉ FURNITURE RELOCATED



**PROPOSED FLOOR PLAN**

**FLOOR PLANS**  
 MIA Gate JJ  
 STORE: 70006  
 CPN: 49868-005  
 DATE: 10/25/2021

**SEATING**

15 INTERIOR SEATS

**KEY NOTES**

- ① 40" ZEPHYR FOOD CASE
- ② EXISTING POS. (2)
- ③ MASTRENA II (2)
- ④ RINSER (2)
- ⑤ UC REF. (ESPRESSO)
- ⑥ 45 LB. ICE BIN
- ⑦ MOBILE CUP CADDY
- ⑧ HAND-OFF PLANE
- ⑨ MOP (FUTURE CONNECT)
- ⑩ NITRO TAP
- ⑪ 90 LB. ICE BIN
- ⑫ EXISTING BLENDERS (2)
- ⑬ EXISTING UG REF.
- ⑭ CBE WORK SINK
- ⑮ SHUTTLES & WARMERS (8)
- ⑯ EXISTING BREWER
- ⑰ EXISTING GRINDER
- ⑱ TRASH DROP
- ⑲ WORK SINK (BREW)
- ⑳ HAND SINK
- ㉑ UG REF. (WARMING)
- ㉒ EXISTING WARMING OVEN
- ㉓ CONDIMENT CART
- ㉔ QUEUE RAIL

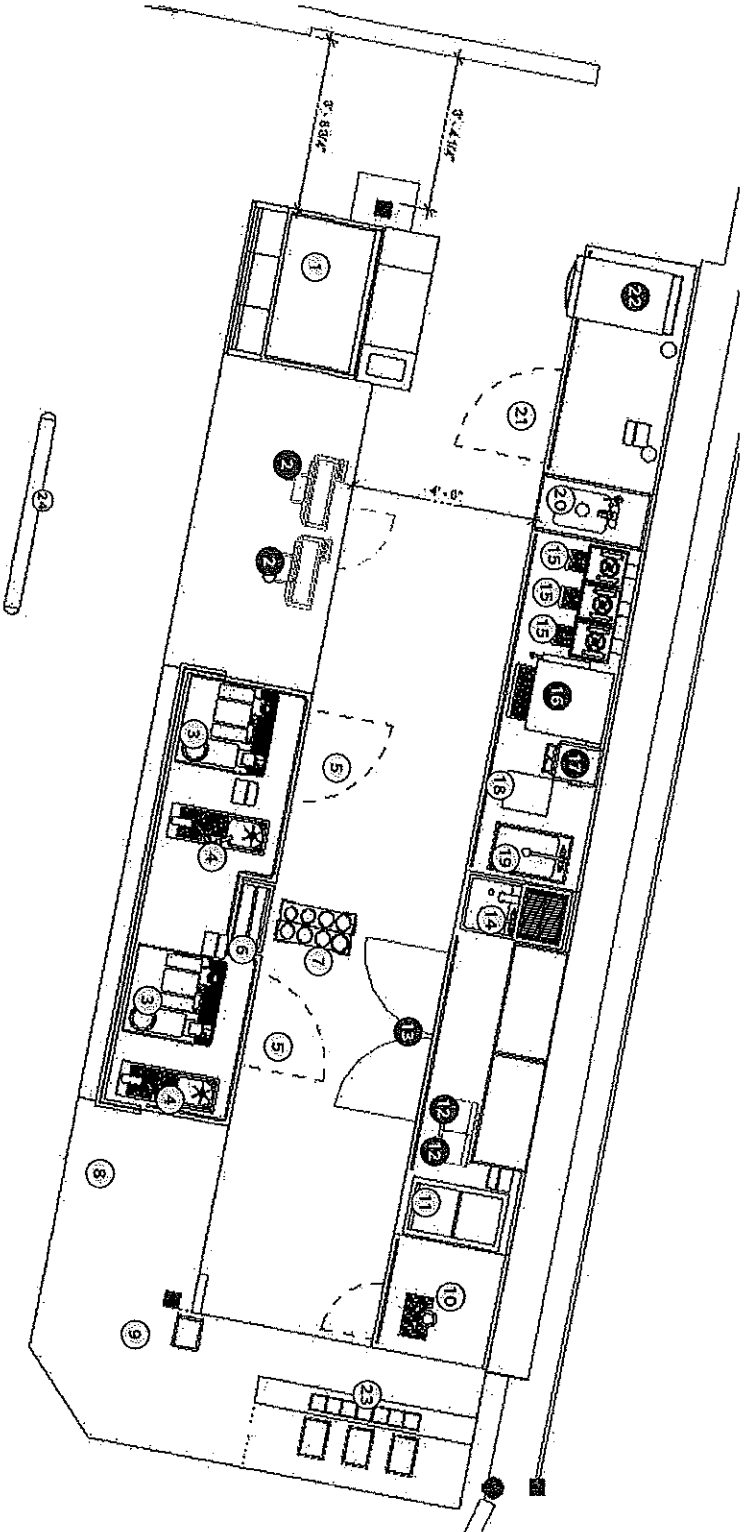
**LEGEND**

- NEW CONSTRUCTION
- EXIST. TO REMAIN

**FLOOR PLANS**

MAK. Gate JT

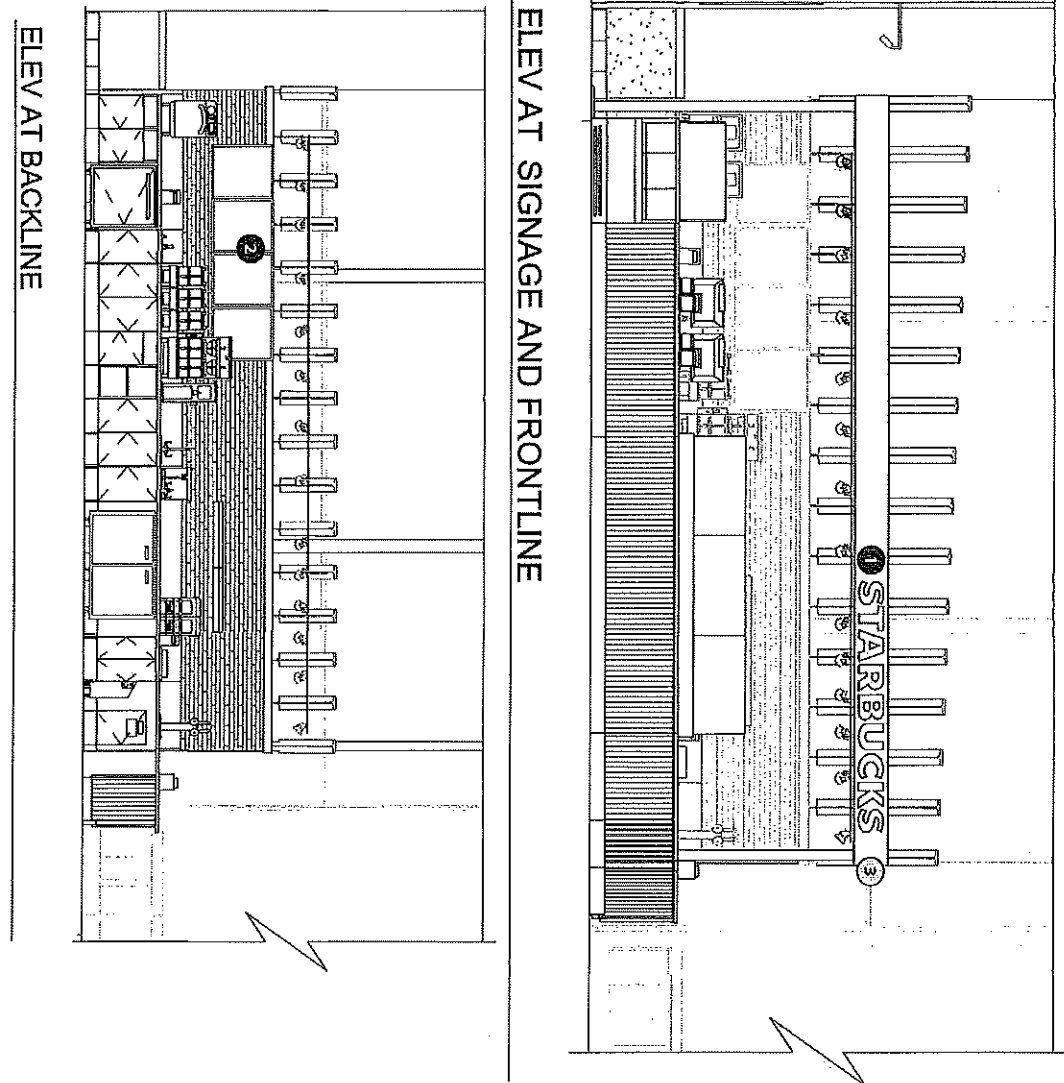
STORE: 70006  
 CPN: 43858-005  
 DATE: 10/25/2021



**ENLARGED ENGINE PLAN**

## SIGNAGE

- 1 EXISTING STARBUCKS SIGNAGE RELOCATED ON NEW METAL PLATE AS REQUIRED
- 2 EXISTING MENUS RELOCATED
- 3 VERIFY ELEC. REQUIRED FOR FUTURE MOP SIGNAGE



ELEV AT SIGNAGE AND FRONTLINE

ELEV AT BACKLINE

## SIGNAGE

MIA Gate J7

STORE: 70006  
CPN: 43888-005  
DATE: 10/25/2021

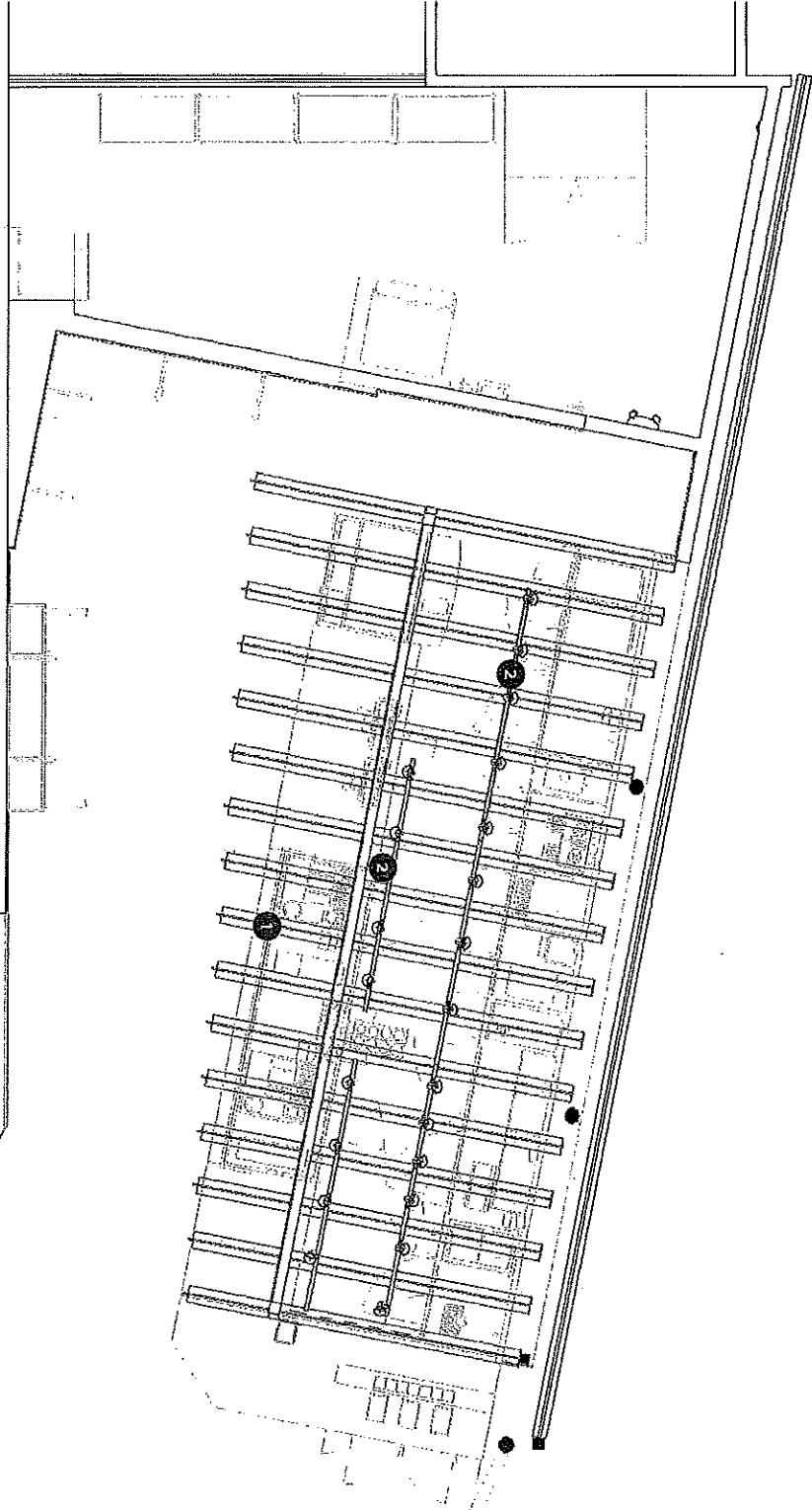
**KEY NOTES**

- 1 EXISTING CANOPY AND STRUCTURE TO REMAIN
- 2 SITE VERIFY EXISTING LIGHTING MEETS STARBUCKS ENERGY GUIDELINES. REPLACE IF NECESSARY

**REFLECTED CEILING PLANS**

M/R Gate J7

STORE: 70006  
CPI: 43868-005  
DATE: 10/25/2021



**EXISTING REFLECTED CEILING PLAN**

METAL SIGNAGE BACKER PLATE  
 MTO028 - FLAT BLACK METAL  
 POWEROAT

EXISTING SIGNAGE RELOCATED  
 W/ COFFEE REMOVED

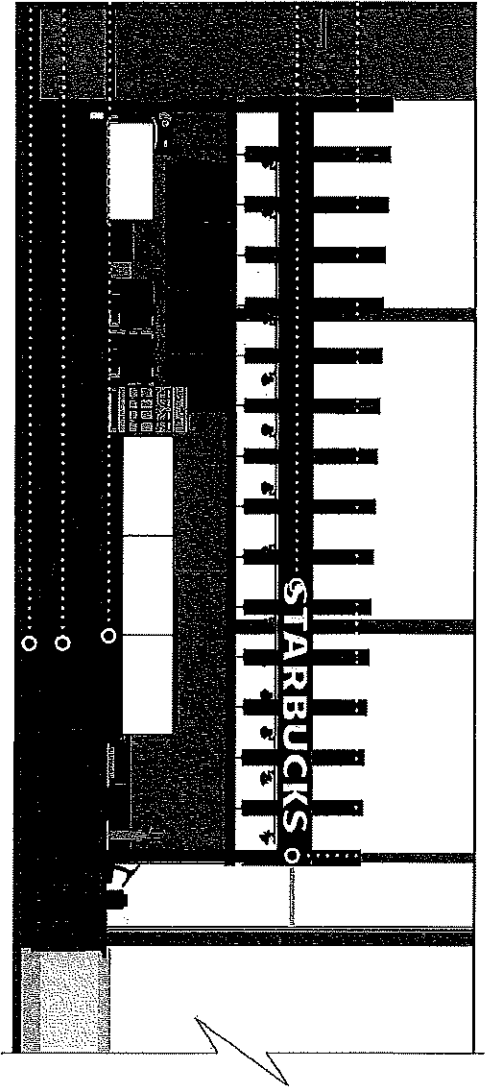
CP0006 - BLACK WITH FLECKS  
 W00079 - WHITE OAK MAD200  
 NEW TILE BASE

20420 - MACADAMIA SW6142  
 EXISTING BACKBAR TILE TO REMAIN  
 EXISTING MENUS RELOCATED

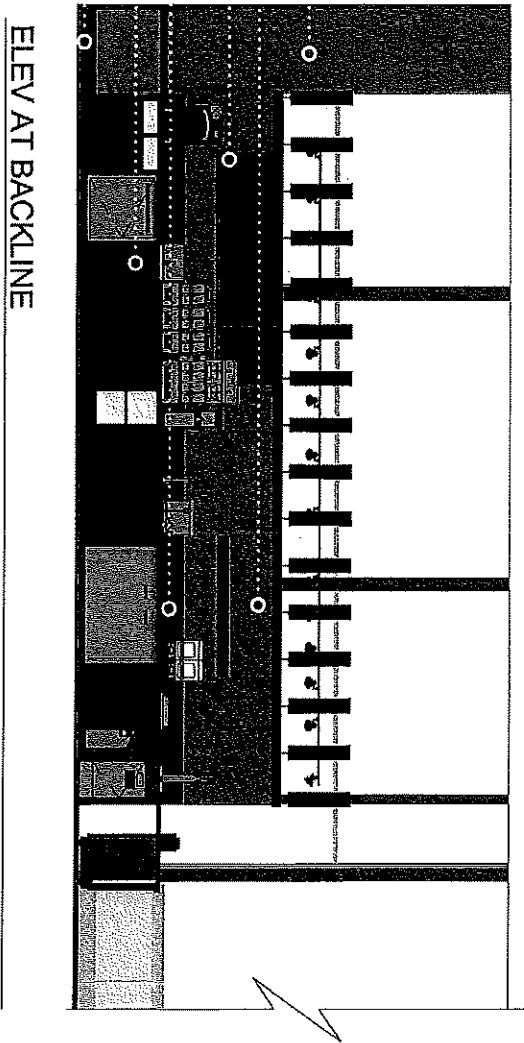
CP0006 - BLACK WITH FLECKS  
 P00019 - 3ACKBAR CASEWORK  
 NEW BASE TILE  
 DID: 11403 - NERO

ELEVATIONS  
 MIA GATE J7

ST034-70006  
 CTR: A3888-003  
 DATE: 11/29/2021



ELEV AT SIGNAGE AND FRONTLINE



ELEV AT BACKLINE

CP0006 - BLACK WITH FLECKS  
WD0073 - WHITE OAK MAD200

NEW BASE TILE  
DID: 11403 - NERO

20120 - MACADAMIA SW6142

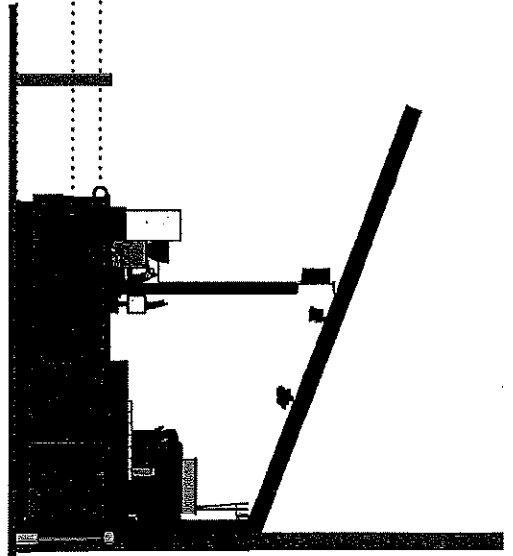
EXISTING ARTWORK TO REMAIN  
REFINISH EXISTING CHAIRRAIL  
PAINT - BLACK MAGIC  
SW6991

NEW WAINSCOT -  
DID: 18978 - VINYL WALL  
PROTECTION - UPLIFT - RAW  
SUGAR

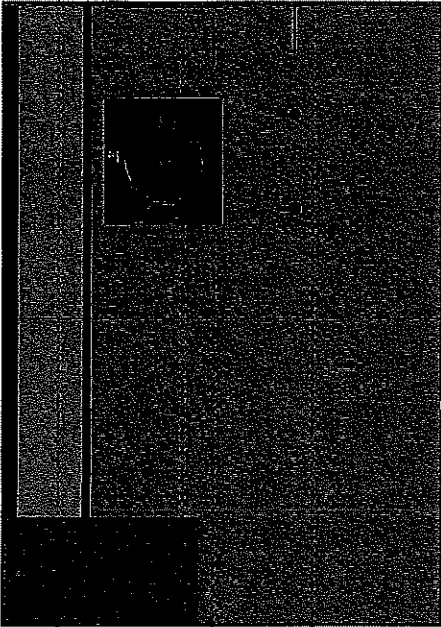
NEW BASE TILE  
DID: 11403 - NERO

ELEVATIONS  
MIA GATE J7

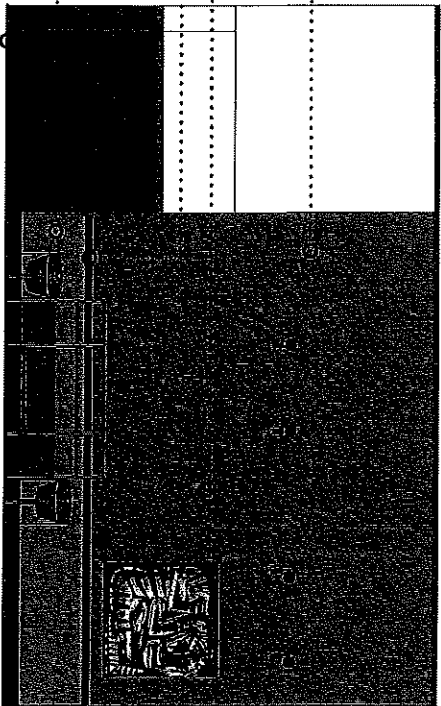
STORE: 70006  
CEN: A3888-005  
DATE: 11/29/2021



ELEV AT MOP AND CONDIMENT



ELEV AT WORKROOM ENTRY



ELEV AT MERCH

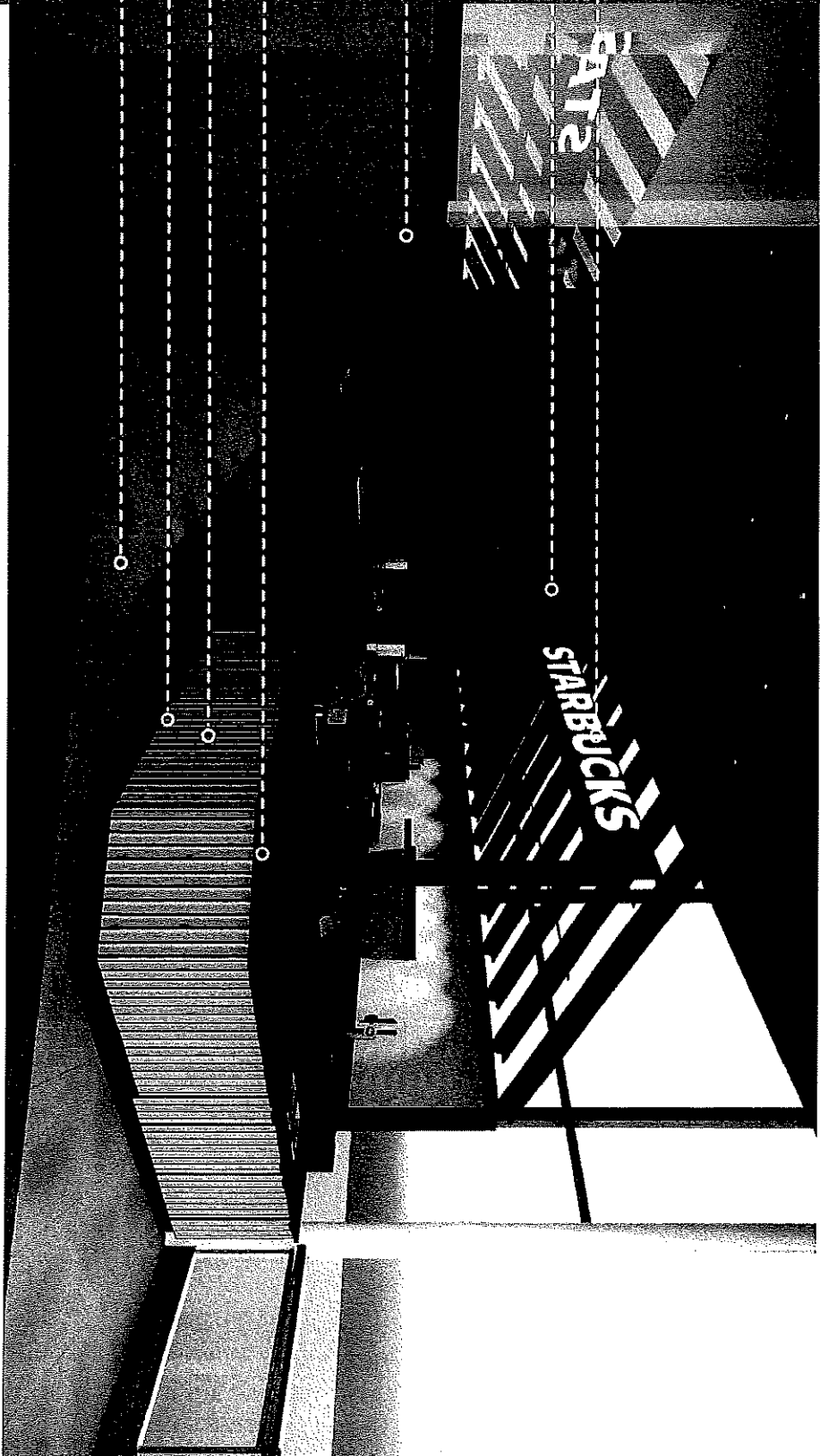
EXISTING SIGNAGE RECOATED  
W/ "COFFEE" REMOVED  
METAL SIGNAGE BACKER  
M70028 - FLAT BLACK  
METAL POWERCOAT

EXISTING TO REMAIN

CP0006 - BLACK WITH FLECKS  
WD0073 - WHITE OAK M40200  
NEW BASE TILE  
DID: 11403 - NERO  
NEW CAFE FLOOR TILE  
DID: 20269 - BRENGH CLAY  
BRONZAGE

3D VIEWS

MIA GATE J7  
STORE: 70006  
CIN: 43868-006  
DATE: 11/29/2021





Z0420 - MACADAMIA SW614Z

EXISTING ARTWORK TO REMAIN

REFINISH EXISTING CHAIRRAIL  
PAINT - BLACK MAGIC  
SW699T

EXISTING TO REMAIN

NEW MAINSCOT -  
DID: 18975 - VINYL WALL  
PROTECTION - UPHFT - RAW  
SUGAR

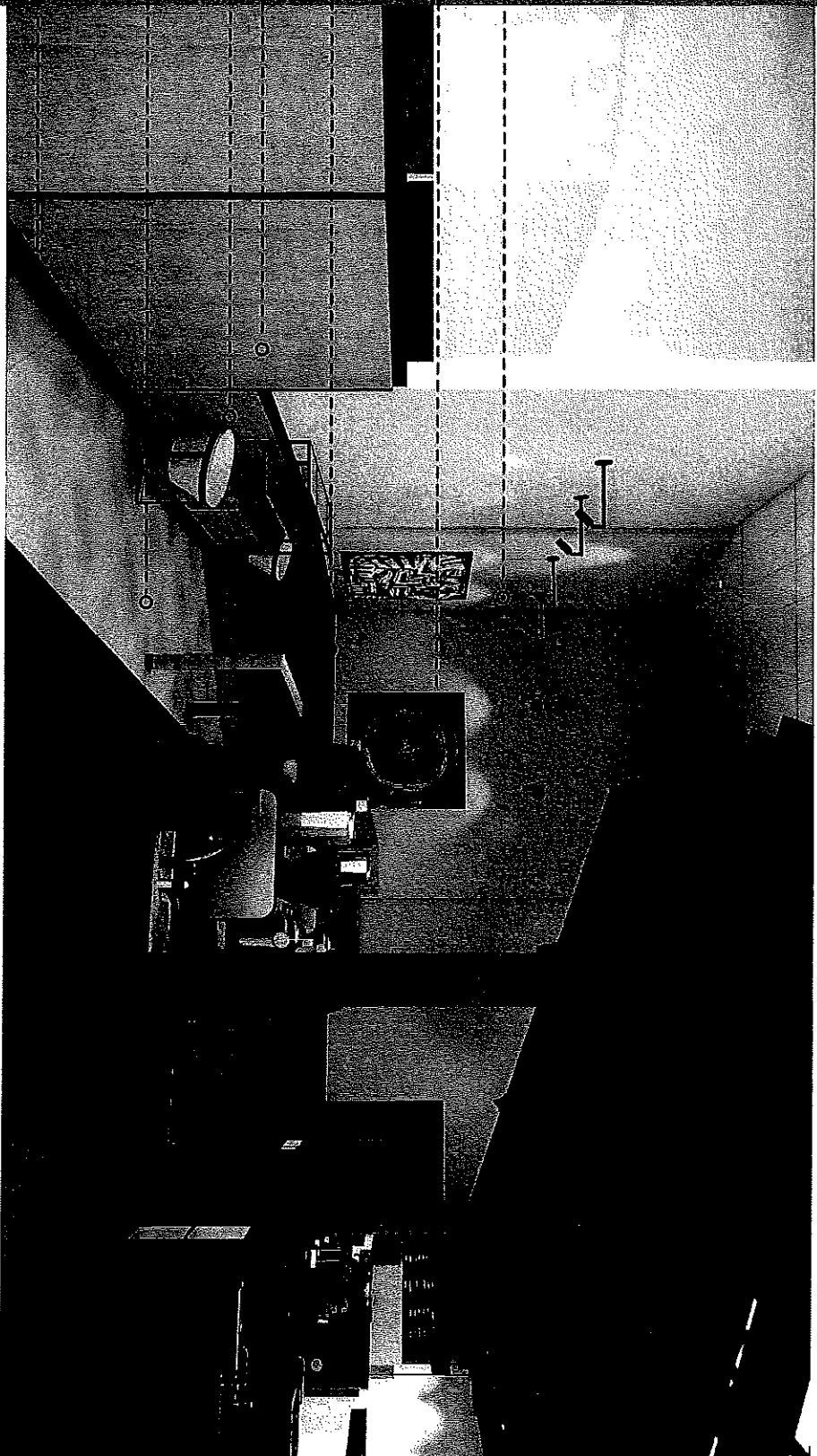
NEW CAFE FLOOR TILE  
DID: 20269 - FRENCH CLAY  
BRONZAGE

NEW BASE TILE  
DID: 11403 - NERO

3D VIEWS

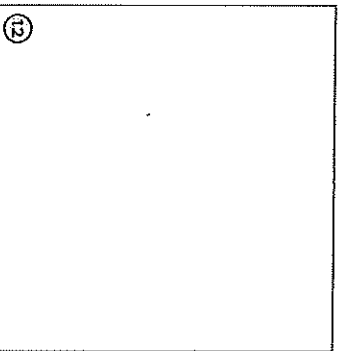
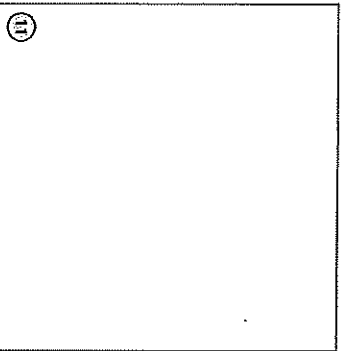
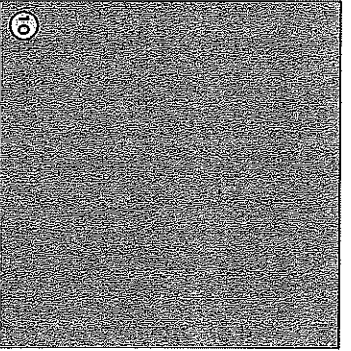
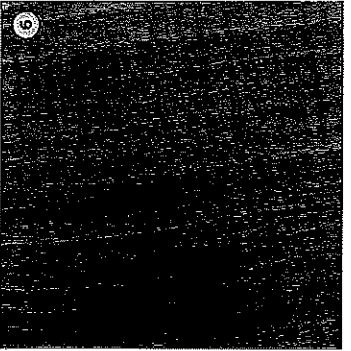
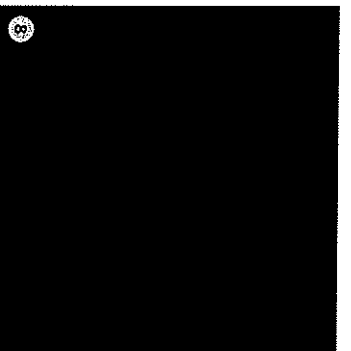
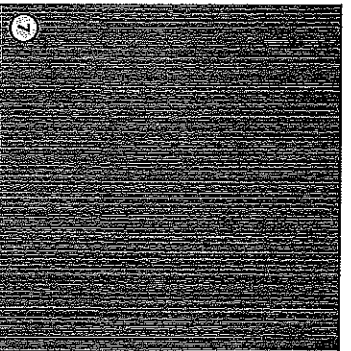
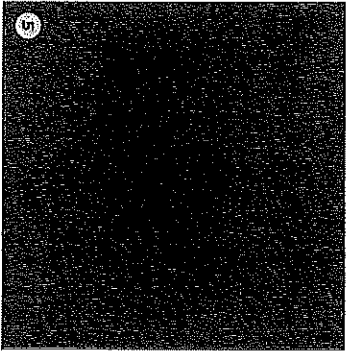
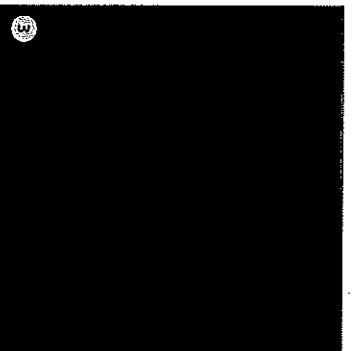
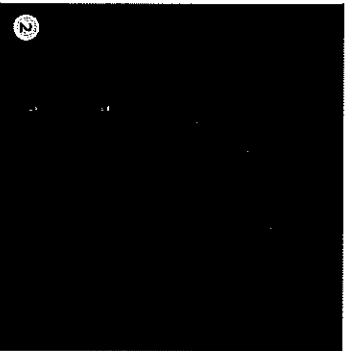
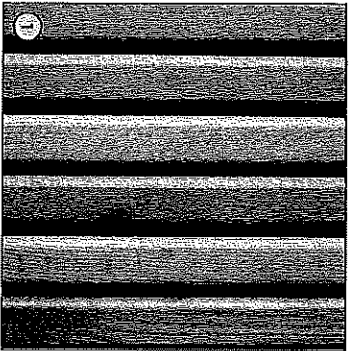
MIA GATE J7

STORE: 70006  
CPL: 43868-006  
DATE: 11/29/2021



## FINISH PALETTE

- 1 FRONTLINE CASEWORK  
FINISH PANELS  
DID: WD0073 - WHITE  
OAK MABZOO
- 2 NEW COUNTERTOP FINISH  
DID: CPO005 - BLACK WITH  
FLECKS
- 3 NEW BACKLINE CASEWORK  
DID: PLO019 - MOTTLED  
BLACK
- 4 NEW BLACK METAL  
DID: MTO028 - FLAT BLACK
- 5 NEW CAFE FLOOR TILE  
DID: 20269 - FRENCH CLAY  
BRONZAGE
- 6 NEW BASE TILE  
DID: 11A03 - NERO
- 7 NEW MAINSCOT -  
DID: 18978 - VINYL WALL  
PROTECTION - UPLIFT - RAW  
SUGAR
- 8 NEW PAINT - BLACK MAGIC  
SW 6991
- 9 NEW MERCH - WPO073  
WHITE OAK
- 10 NEW PAINT  
DID: 20420 - MACADAMIA  
SW 6142



## CAFE FINISHES

MIA GATE 17  
STORE: 70005  
CEN: 43868-005  
DATE: 1/29/2021



Miami-Dade Aviation Department  
P.O. Box 025504  
Miami, Florida 33102  
T 305-876-7000 F 305-876-0948  
www.miami-airport.com

Commercial Airport:  
Miami International Airport

miamidade.gov

General Aviation Airports:  
Dade-Collier Training & Transition Airport  
Miami Homestead General Aviation Airport  
Miami Executive Airport  
Miami-Opa Locka Executive Airport

February 3, 2022

Mr. Stephen Douglas  
Vice President Business Development  
HMS Host  
6905 Rockledge Drive  
Bethesda, MD 20817



Dear Mr. Douglas:

This is to inform you that your Tenant Airport Construction (TAC) project request to refurbish the existing Starbucks, located in the South Terminal, Concourse J7, has been conceptually approved by Miami-Dade Aviation Department (MDAD) and issued Project No. **BA004A**.

MDAD will be assigning a TAC-N Project Manager shortly who will guide you through the Small Business Development (SBD) and Arts in Public Places (APP) review, the project's staff selection including but not limited to architect/engineer, consultants, contractor (prime & subs), design, permitting/construction, and project closeout processes.

All work shall be in accordance with the MDAD Design Guidelines and contingent upon the following:

1. The Contractor to verify that the existing A/C system can handle the new heat load added by new equipment for this project. The contractor shall be required to rebalance and test the existing system to ensure adequate air delivery to the tenant space.
2. All penetrations or perforations in existing fire rated surfaces (floors, walls, etc.) shall be sealed and restored to meet the original fire rating per code of the surrounding areas.
3. Any existing Life Safety device(s) shall not be obstructed from operation in any way. If obstructed, the device(s) shall be relocated and or additions of devices may be required to properly protect the area as required by code.
4. All work shall be in accordance with the MDAD Design Guidelines. Any deviations that may be required by the A/E from these guidelines requires a written waiver form that must be approved by MDAD prior to the design/construction documents being submitted for permit. No waivers will be given after the fact and the contractor will be required to fully follow the guideline requirements at the tenant's expense.

5. No open wiring shall be permitted. All wiring must either be in conduit or cable tray. All exposed wiring in cable trays shall be plenum rated suitable for the environment.
6. All shutdowns of major systems (BMS, Fire Alarm, Fire Protection, Water, Sewer, Electrical, A/C, etc.) shall be coordinated through MDAD Engineering and Contracts.
7. If tenant vacates property, it shall be restored to its original condition, e.g. remove equipment, restore flooring, etc.
8. Permit requirements shall be determined by the Authority having Jurisdiction (Building Department, Fire Department, DERM, etc.).
9. Thermostats, electrical receptacles, light switches, fire department signaling devices, etc. shall not be blocked by panels, advertisements, signage, temporary walls, cabinets, etc.
10. For tenant-owned independent Fats, Oils & Greases (FOG) treatment units (i.e., grease traps) and effluent waste lines, the design team must verify whether the existing waste line being proposed for discharge (prior to treatment) from the concession's FOG generating fixtures is common use line (use by multiple tenants) or if the line is solely for the exclusive use of the tenant generating said FOG waste. If common, then this line may not be used as an effluent line and a separate FOG waste line shall be designed/proposed that will take the waste flow directly from the concession's applicable fixtures to an approved independent FOG treatment unit. Please note, effluent streams from a tenant-owned system shall not discharge upstream of an MDAD-owned FOG unit even after treatment has been provided.
11. The design team shall show on the engineering drawings how the proposed FOG waste line(s) will be routed to the proposed FOG treatment unit including, but not limited to, all site profiles & elevations, line anchoring system, structural penetrations & closures, conflicts, etc.
12. Prior approval is required from the MDAD Maintenance Engineering Section for any tenant proposing to discharge into an MDAD owned & operated underground FOG treatment unit. Connection approval/disapproval shall be determined on a case-by-case basis by MDAD.

The A/E shall not assume that the design reviews in any way replace the A/E's professional duty to carefully review and coordinate the work of all disciplines. Final responsibility for compliance with all applicable requirements rests with the A/E of Record.

Please call me at (305) 876-7977 or email via [tfloyd@flymia.com](mailto:tfloyd@flymia.com) if you have any questions.

Sincerely,  
  
Terry Floyd

Cc: K. A. Pyatt, MDAD  
Robert N. Warren, MDAD  
Jose A. Ramos, MDAD  
Sarah Abate, MDAD  
Ana Finol, MDAD  
Lydia M. Salas, MDAD  
Pedro Betancourt, MDAD



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February 3, 2022

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Vice President Business Development  
HMS Host  
6905 Rockledge Drive  
Bethesda, MD 20817



Dear Mr. Douglas:

This is to inform you that your Tenant Airport Construction (TAC) project request to refurbish the existing Starbuck's, located in the South Terminal, Concourse J7, has been conceptually approved by Miami-Dade Aviation Department (MDAD) and issued Project No. **BA004A**.

MDAD will be assigning a TAC-N Project Manager shortly who will guide you through the Small Business Development (SBD) and Arts in Public Places (APP) review, the project's staff selection including but not limited to architect/engineer, consultants, contractor (prime & subs), design, permitting/construction, and project closeout processes.

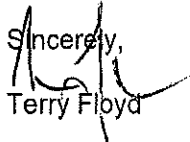
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