



TAC-N HAND-OFF PACKAGE

TAC-N [X]

TAC-N EXPEDITED []

PROJECT NAME: Starbuck’s Refurbishment MIA Gate D10

EST. PROJECT COST: \$ 375,000

PROJECT NO.: BA-007A

TAC-N PROJECT MANAGER: José Requejo

PROPERTY MANAGER (REAL ESTATE/CONCESSIONS): Terry Floyd

ACTIVE LEASE NUMBER: Z005812

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.

Lydia M. Salas 2/3/22
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)

From: Floyd, Terry (Aviation)
Sent: Wednesday, February 2, 2022 4:51 PM
To: Salas, Lydia (Aviation)
Cc: Agha-Long, Grisel (Aviation)
Subject: TAC-N Project Manager Assignment Request - Starbuck's Refurbishment MIA Gate D10 (HMS Host) - Project No. BA007A
Attachments: TAC-N Starbuck's Refurbishment CONCOURSE D10 Package.pdf

Hi Lydia,

Please see attached Starbuck's Refurbishment MIA Gate D10 Package.

TAC-N Project Assignment Request is for the SBX Refurbishment in the **North Terminal – Gate D10**

Thank you,

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

www.iFlyMia.com

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TAC-N PROJECT MANAGER ASSIGNMENT REQUEST

Date: February 2, 2022

To: Lydia M. Salas

From: Terry Floyd

Subject: Hand-Off Memo

TAC-N Project No. BA007A

(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.

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1. Project Title: HMS Host – Starbuck's Refurbishment MIA Gate D10 (Project #: BA007A)
2. Project Location: MIA North Terminal, Concourse D – Gate D10
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: Z005812

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

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Miami-Dade Aviation Department
P.O. Box 025504
Miami, Florida 33102
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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 2, 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 North Terminal, Concourse D10, has been conceptually approved by Miami-Dade Aviation Department (MDAD) and issued Project No. **BA007A**.

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:

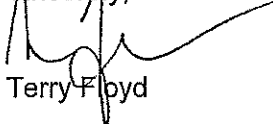
1. All penetrations or perforations in existing fire rated surfaces (floors, walls, etc.) shall be sealed and restored to meet the original fire rating per code of the surrounding areas.
2. Existing circuits in use shall not be extended to serve this project. New spare circuits from existing panels already serving this area shall be used and properly labeled at the panel directory.
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 Facilities Management Construction 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 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. BA007A



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	Marla 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
	Marla Diaz-Todaro, Facilities Maint. Interior Design

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

Subject: Quick Check Form – Starbucks Refurbishment North Terminal D-10

Host International (HMS Host) is requesting approval to refurbish the Starbucks location in the North Terminal - Concourse D, next to Gate D-10 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	<i>Jose Ramos</i>	02-01-2022
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 Starbucks Refurbishment projects (D10, H4, J7)



TAC-N Project Quick Check Form

Date: January 25, 2022

To: Jose A. Ramos, P.E., Facilities Dev. Planning
 Felix Perelra, 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 Raglin, Minority Affairs
 Rupen Philloura, Terminal Operations

Sarah Abate, Concessions
 Michele Raymond, Real Estate Management & Dev.
 Susan Feeney, Safety & Security
 MDLR-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 North Terminal D-10**

Host International (HMS Host) is requesting approval to refurbish the Starbuck's location in the North Terminal - Concourse D, next to Gate D-10 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					
Fac. Dev. Design					
Fac. Dev. Construction					
Fac. Dev. Env. Eng.					
Fac. Dev. Civil Eng.					
Facilities Maint./Utilities					
Facilities Maint. Eng.	✓		Lydia Salas	<i>Lydia Salas</i>	1/28/22
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. Mgt.
Maurice Jenkins, ISD/Telecom.
Jesus Valderrama, Fac. Maint. Utilities

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

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General Comments
Maintenance – Engineering Section

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 property 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.



TAC-N Project Quick Check Form

Date: January 25, 2022

To: Jose A. Ramos, P.E., Facilities Dev. Planning
 Felix 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
 MDFR-ALSB@miamidadade.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 North Terminal D-10**

Host International (HMS Host) is requesting approval to refurbish the Starbuck’s location in the North Terminal - Concourse D, next to Gate D-10 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					
Fac. Dev. Design	✓		Felix Pereira	<i>[Signature]</i>	1.26.2022
Fac. Dev. Construction					
Fac. Dev. Env. Eng.					
Fac. Dev. Civil Eng.					
Facilities Maint./Utilities					
Facilities Maint. Eng.					
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)
 Approval based on attached letter from Mr. Dampf.

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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 North Terminal D-10**

Host International (HMS Host) is requesting approval to refurbish the Starbuck's location in the North Terminal - Concourse D, next to Gate D-10 to remain compliant with Airport requirements and brand standards by upgrading equipment and shop appearance.

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Project Approval	Yes	No	Print Name	Signature	Date
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Fac. Dev. Design					
Fac. Dev. Construction					
Fac. Dev. Env. Eng.					
Fac. Dev. Civil Eng.					
Facilities Maint./Utilities					
Facilities Maint. Eng.					
Facilities Maint. Interior Design					
Facilities Maint. Signage					
Minority Affairs					
Terminal Ops.					
Real Estate Management/Concessions					
Safety & Security					
Aviation Life Safety Bureau					
ISD/Telecom.	<input checked="" type="checkbox"/>		Maurice Jenkins	Maurice Jenkins	Digitally signed by Maurice Jenkins DN: cn=Maurice Jenkins, o=Miami Dade Aviation, ou=Information Systems and Telecommunications, email=maurice.jenkins@mi- airport.com, c=US Date: 2022.01.26 07:54:49 -0500
Airside					
Landside					
Others					

Expedite Process: Yes No

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

MIAMI INTERNATIONAL AIRPORT

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Floyd, Terry (Aviation)

From: Craven, Lonny (Aviation)
Sent: Tuesday, January 25, 2022 11:39 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); Feeney, Susan (Aviation); MDRF ALSB (MDRF); 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 D10

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

www.iflymia.com

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From: Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>
Sent: Tuesday, January 25, 2022 11:36 AM
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 1:30 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 D10

Facilities Utility Maintenance approves provided that all work is done under MDC permit and complies with MDAD design guideline requirements.

From: Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>
Sent: Monday, January 31, 2022 12:37 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 D10

Good afternoon,

RE: SBX REFURBISHMENT D10

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 12:25 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 D10

Fine Arts approves.

Thank you.

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

From: Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>
Sent: Tuesday, January 25, 2022 11:36 AM
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 D10

Good morning,

Floyd, Terry (Aviation)

From: MDFR ALSB (MDFR) <mdfr-alsb@miamidade.gov>
Sent: Monday, January 31, 2022 1:09 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); 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 D10

MDFR Aviation Life Safety conceptually approves. Plans and permits required.



Aviation Life Safety Bureau
Miami-Dade Fire Rescue Department
Fire Prevention Division
Miami International Airport
4200 NW 36th Street, 3rd Floor, Building 5A
Miami, Florida 33122
305-876-7904 Front Office
305-869-1589 Fax
www.miamidade.gov/fire

"Delivering Excellence Every Day"

Please consider the environment before printing this e-mail.

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. E-mail messages are covered under such laws and thus subject to disclosure.

From: Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>
Sent: Tuesday, January 25, 2022 11:35 AM
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)

Floyd, Terry (Aviation)

From: Feeney, Susan (Aviation)
Sent: Wednesday, January 26, 2022 9:50 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 (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 D10

Security approves.

Thanks,

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

Connect With Us on:

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From: Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>
Sent: Tuesday, January 25, 2022 11:36 AM
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,

Floyd, Terry (Aviation)

From: Garcia, Richard (Aviation)
Sent: Wednesday, January 26, 2022 10:19 AM
To: Floyd, Terry (Aviation)
Subject: RE: TAC-N Project Quick Check - SBX REFURBISHMENT D10

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
miami-airport.com



From: Floyd, Terry (Aviation) <TFloyd@FlyMIA.com>
Sent: Tuesday, January 25, 2022 11:36 AM
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 D10

Good morning,

Please see attached Quick Check Form/HMS Host request to refurbish the Starbuck's location in the North Terminal – Concourse D, next to Gate D-10.

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

Thanks,

Terry Floyd, Sr. Aviation Property Manager



TAC-Non-Reimbursable Project Information

To Property Manager: Terry Floyd Property: MIA Concourse D-10
 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, casework, lighting, and artwork
3. Project Cost (tenant's estimate):

Design:	\$ 25,000
Construction:	\$ 350,000
Total:	\$ 375,000
4. Tenant Name: HMSHost_ - Starbucks
 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

miamidade.gov

- Commercial Airports:
 - Miami International Airport
- General Aviation Airports:
 - Dade-Collier Training & Transition Airport
 - Miami Homestead General Aviation Airport
 - Miami Executive Airport
 - Miami-Opa Reta 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

Sincerely,

Terry Floyd
Sr. Aviation Property Manager

ACKNOWLEDGED: HMS Host

By:

Title: SDO Date: 1-26-22

C: Pele 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 D10

4200 NW 21st Street
Miami, FL 33128-1984

STORE: 75787

CPN: 05952-047

DATE: 09/20/2021

PROJECT INFORMATION

LICENSEE: HMS Host
MARKET SEGMENT: Travel
SCOPE TIER: Major Renovation
STORE TYPE: Cafe
FF&E BUDGET: \$115,000
TOTAL SQUARE FEET: 740 sf, approx
OPEN DATE: TBD

LICENSED STORES DESIGN TEAM

NAE: Matt Robinson
SD: Nghi Chi
DPM: Claudia Ross
PDM: Ashley Campbell

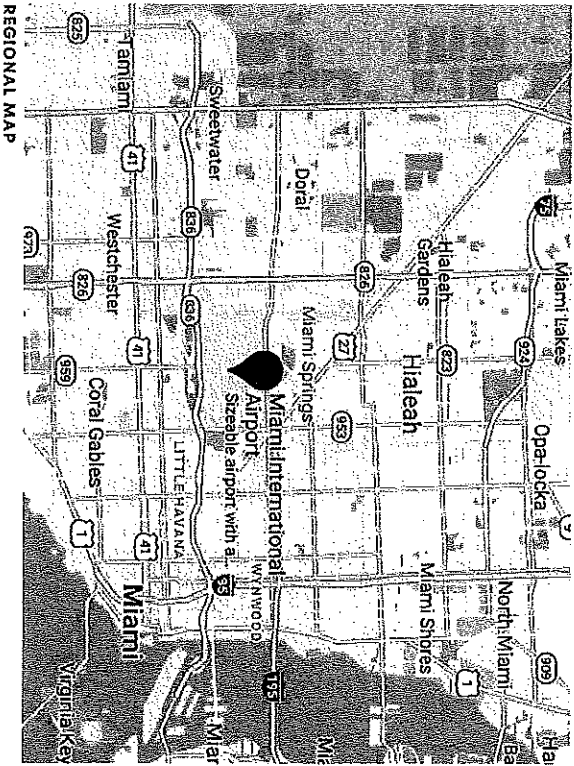
KEY NOTES



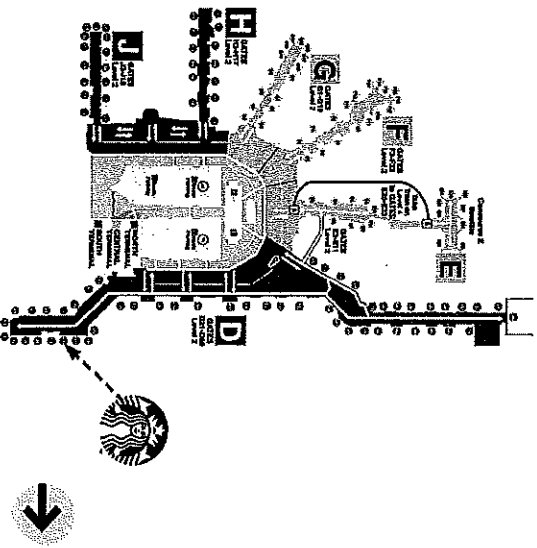
STARBUCKS SITE

SITE MAPS
MVA Gate D10

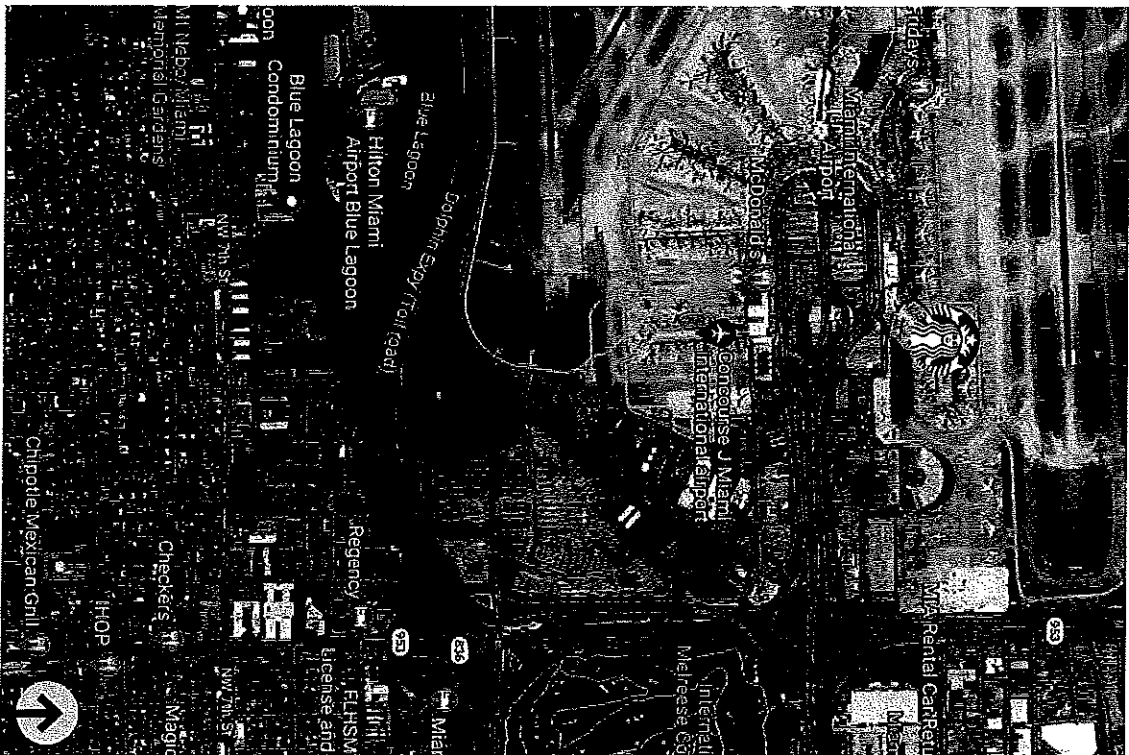
STORE#3787
CPN: 05952-047
DATE: 09/20/2021



REGIONAL MAP

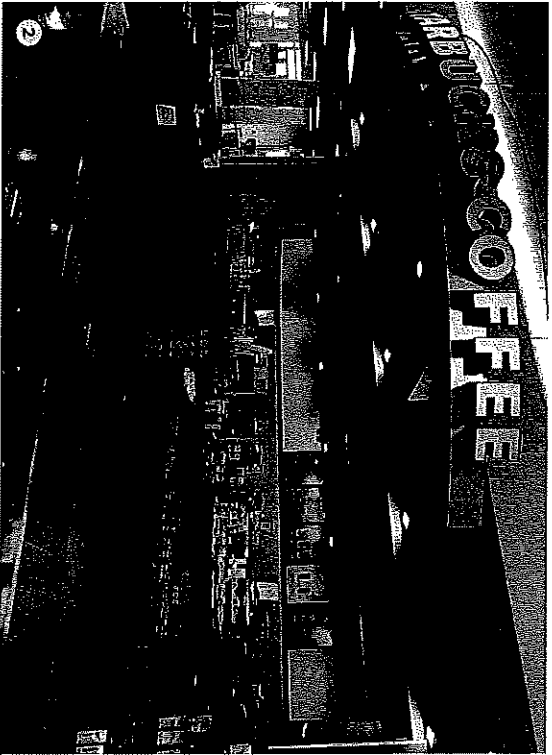
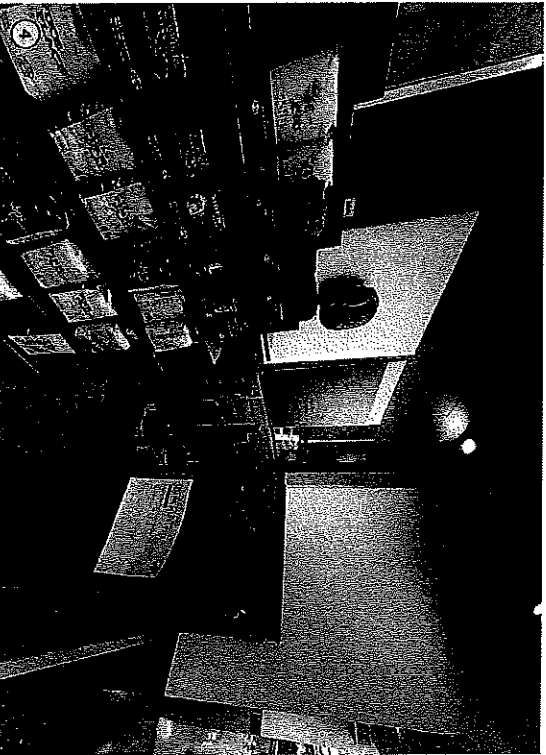
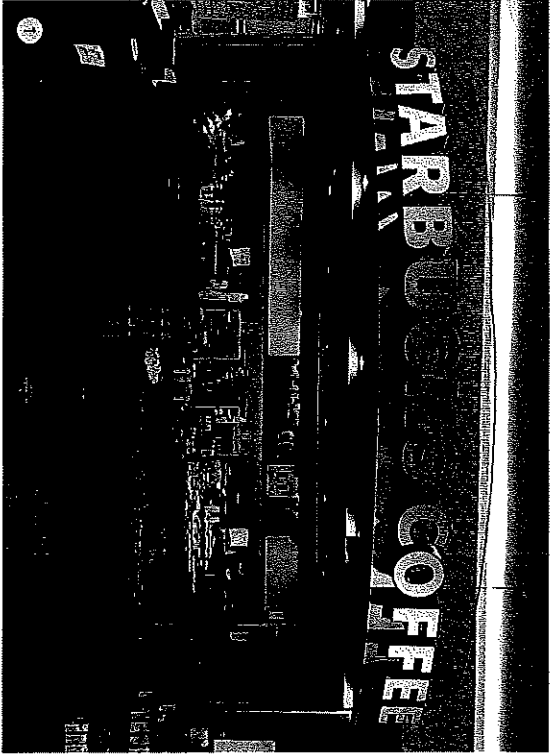
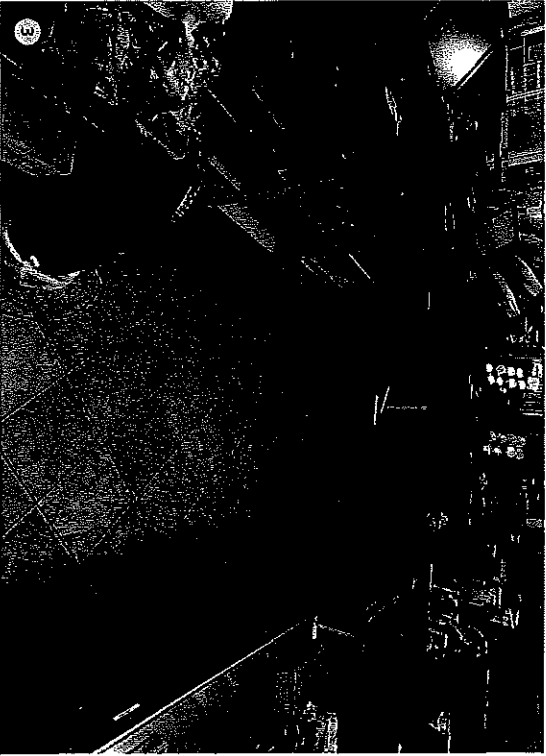


AIRPORT TERMINAL MAP



SITE MAP

EXISTING PHOTOS
MIA Gate, D10
STOB#25787
CIN: 09852-047
DATE: 09/20/2021



KEY NOTES

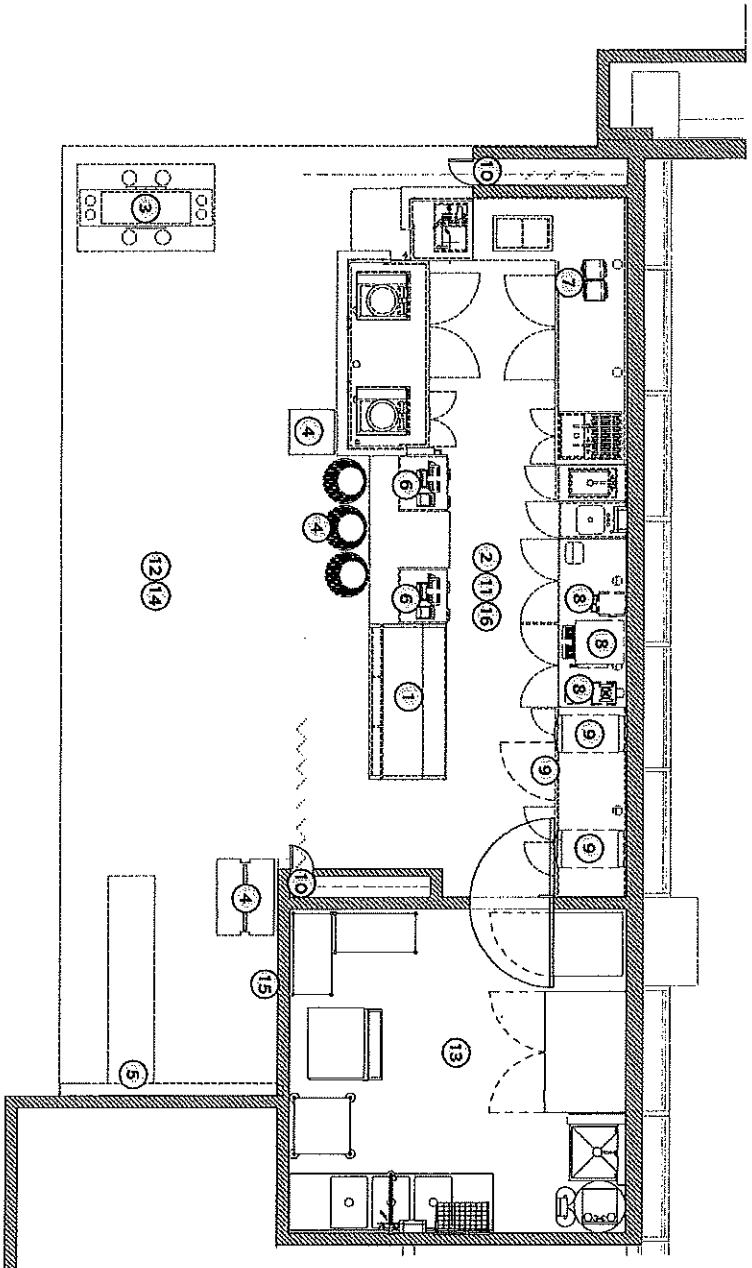
- 1 DEMOLISH FOOD CASE
- 2 DEMOLISH ALL FRONTBAR AND BACKBAR CASEWORK
- 3 DEMOLISH CONDIMENT CART
- 4 DEMOLISH MERCH FIXTURES
- 5 DEMOLISH STAND HERE BAR & PARTIAL HEIGHT WALL
- 6 REUSE AND RELOCATE POS EQUIPMENT
- 7 REUSE AND RELOCATE BLENDERS (2)
- 8 REUSE AND RELOCATE BREWER, SHUTTLES (3) AND GRINDER
- 9 REUSE AND RELOCATE WARMING OVENS (2) AND U/C FRIDGE
- 10 EXISTING SECURITY GRILLE TO REMAIN
- 11 EXISTING MENUS TO REMAIN
- 12 DEMOLISH FLOOR FLOORING AND BASE
- 13 EXISTING WORKROOM TO REMAIN
- 14 DEMOLISH COFFEE SIGNAGE
- 15 DEMOLISH ARTWORK
- 16 EXISTING BACKBAR WALL TILE TO REMAIN

LEGEND

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

DEMO PLAN
M/A Gate: D10

STORE#3787
CIN: 05952-047
DATE: 09/20/2021



DEMOLITION FLOOR PLAN

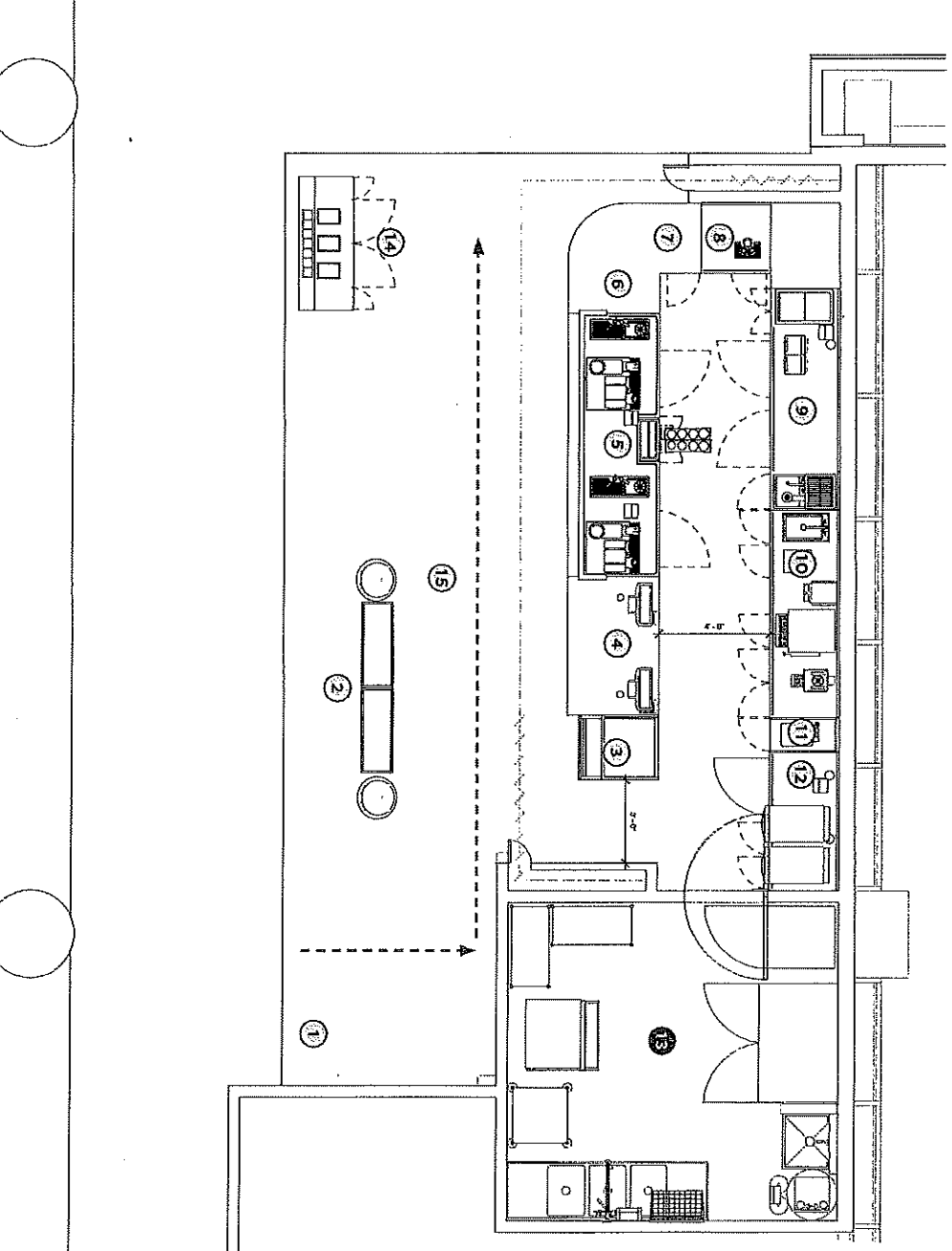


KEY NOTES

- ① STORE ENTRY
- ② MERCH PICTURES
- ③ 28" PASTRY 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 WORKROOM (EXISTING)
- ⑭ CONDIMENT CART
- ⑮ FLOOR TILE / BASE

FLOOR PLANS

STORE 75187
 CIV. 05952-047
 DATE: 09/20/2021



PROPOSED FLOOR PLAN



KEY NOTES

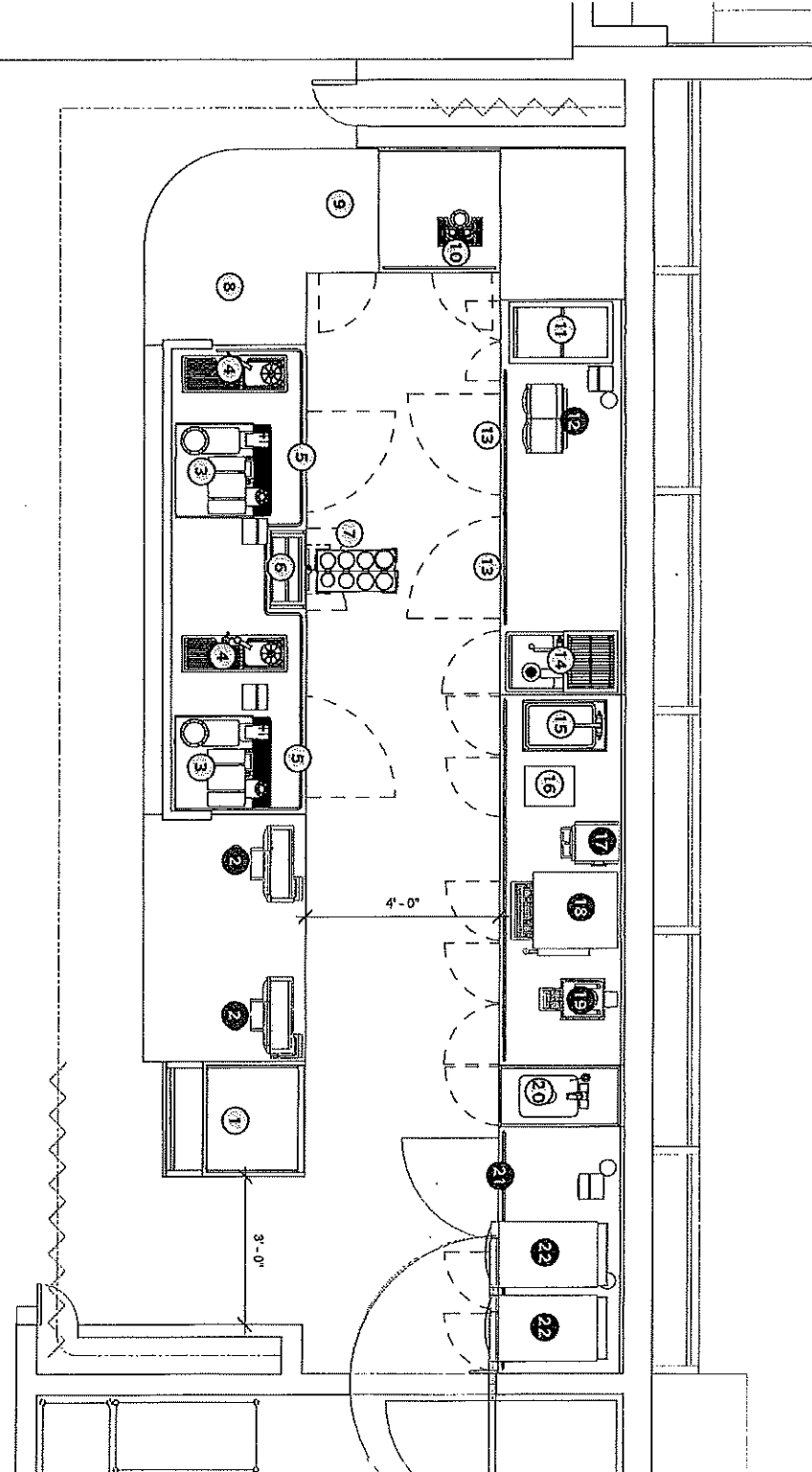
- 1 28" PASTRY CASE
- 2 EXISTING POS (2)
- 3 MASTRENA II (2)
- 4 RINSER (2)
- 5 UC/REF. (ESPRESSO)
- 6 45 LB. ICE BIN
- 7 MOBILE CUP CADDY
- 8 HAND-OFF PLANE
- 9 MOP (FUTURE CONNECT)
- 10 NITRO TAPS
- 11 90 LB. ICE BIN
- 12 EXISTING BLENDERS (2)
- 13 UC/REF. (2)
- 14 CBE WORK SINK
- 15 WORK SINK (BREW)
- 16 TRASH-DROP
- 17 EXISTING GRINDER
- 18 EXISTING BREWER
- 19 EXISTING SHUTTLE & WARMER
- 20 HAND SINK
- 21 UC/REF. (WARMING)
- 22 EXISTING WARMING OVENS (2)

LEGEND

- NEW CONSTRUCTION
- EXIST TO REMAIN

FLOOR PLANS
MVA Gate D10

STORE1737
CPN: 05952-047
DATE: 09/20/2021



ENLARGED ENGINE PLAN

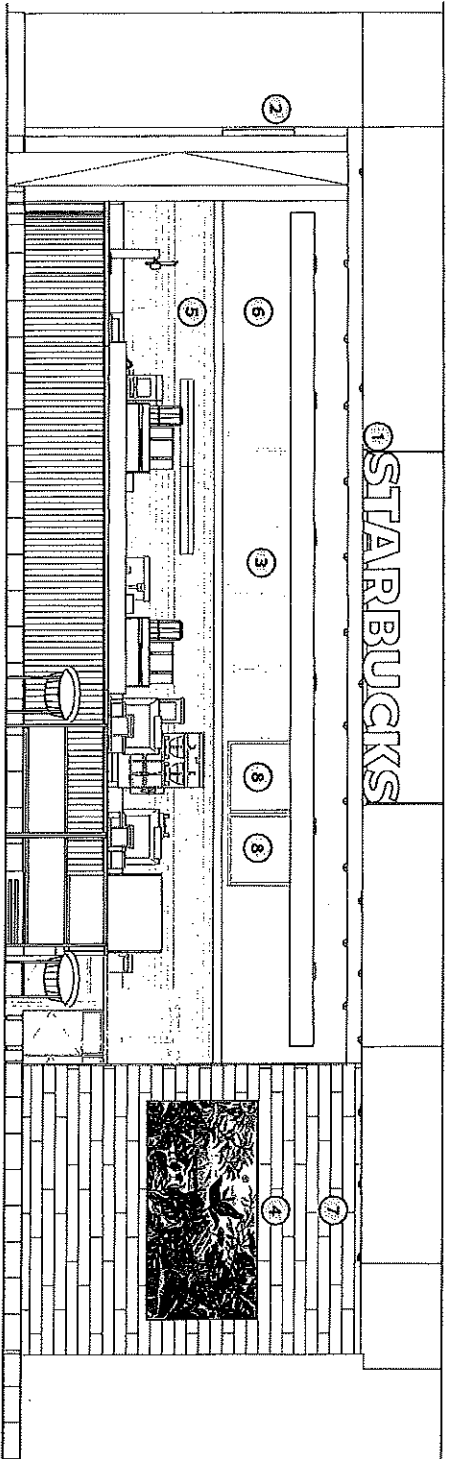


SIGNAGE

- ① RELOCATED CEILING SUSPENDED STARBUCKS WORDMARK
- ② EXISTING LOGO SIGNAGE TO REMAIN
- ③ EXISTING MENUS (5) TO REMAIN
- ④ NEW ARTWORK DID: 22072
- ⑤ EXISTING BACKBAR WALL TILE TO REMAIN
- ⑥ NEW PAINT - SW7044 AMAZING GRAY DID: 20449
- ⑦ EXISTING WALL TILE TO REMAIN
- ⑧ NEW MENUS (2)

SIGNAGE
M.A. GALE D.O.

STORE#1787
C/N: 09952-047
DATE: 09/20/2021



STOREFRONT SIGNAGE ELEVATION

KEY NOTES

- ① DEMOLISH EXISTING RECESSED CAN LIGHTS
- ② DEMOLISH EXISTING TRACK LIGHTS
- ③ EXISTING GYP CEILING TO REMAIN
- ④ EXISTING ACT CEILING TO REMAIN
- ⑤ EXISTING WORKROOM CEILING AND LIGHTING TO REMAIN
- ⑥ DEMOLISH EXISTING WORKMARK AND SIGNAGE STRUCTURE
- ⑦ EXISTING MENUS TO REMAIN

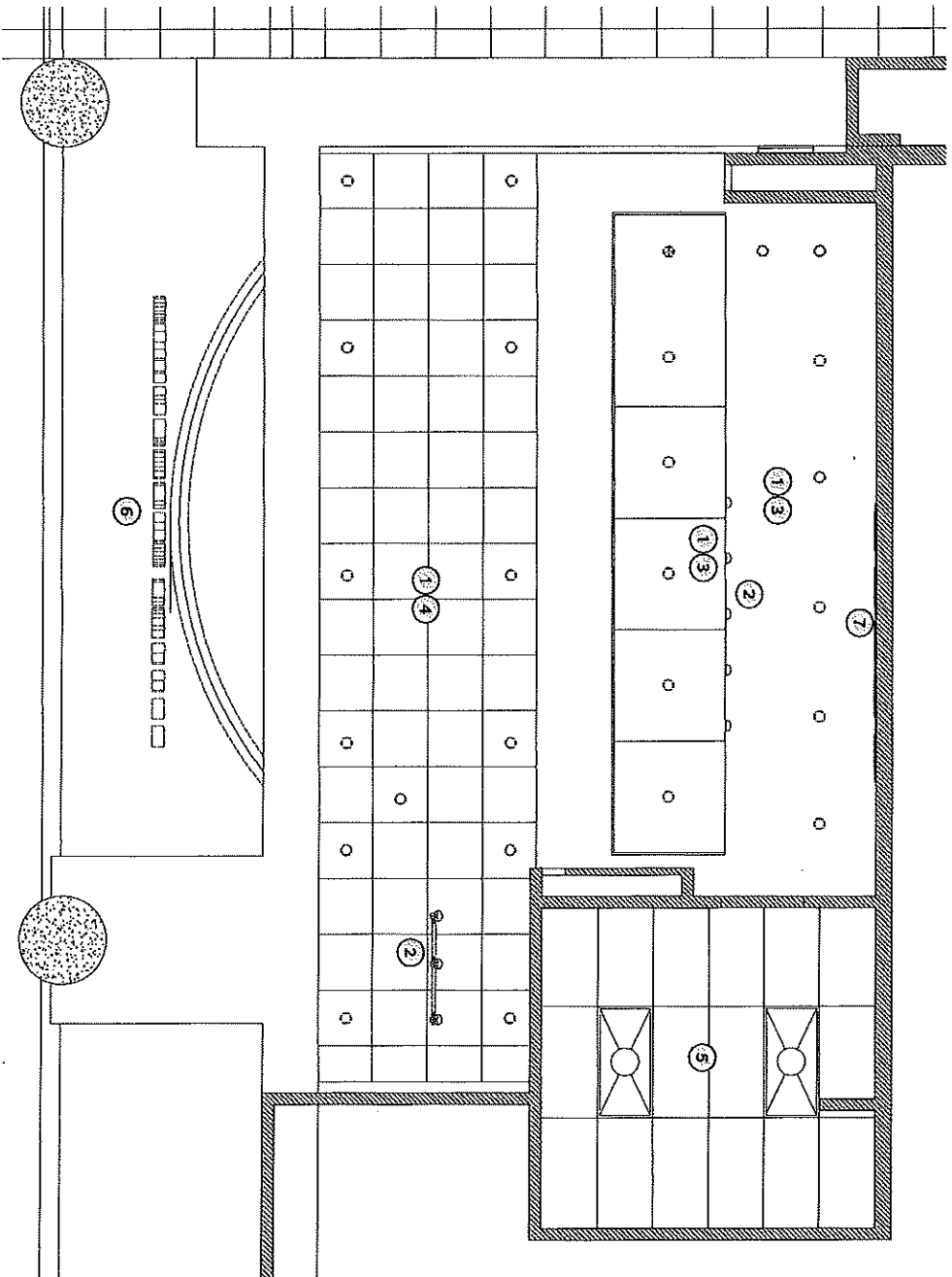
LEGEND

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

DEMO RGP PLAN

MIA Gate D10

STORE#75787
 C#N-09852-047
 DATE: 09/20/2021



DEMOLITION REFLECTED CEILING PLAN



KEY NOTES

- ① EXISTING GYP. CEILING
- ② EXISTING ACT
- ③ EXISTING WORKROOM ACT

LIGHTING DESIGN

CAFE & BAR

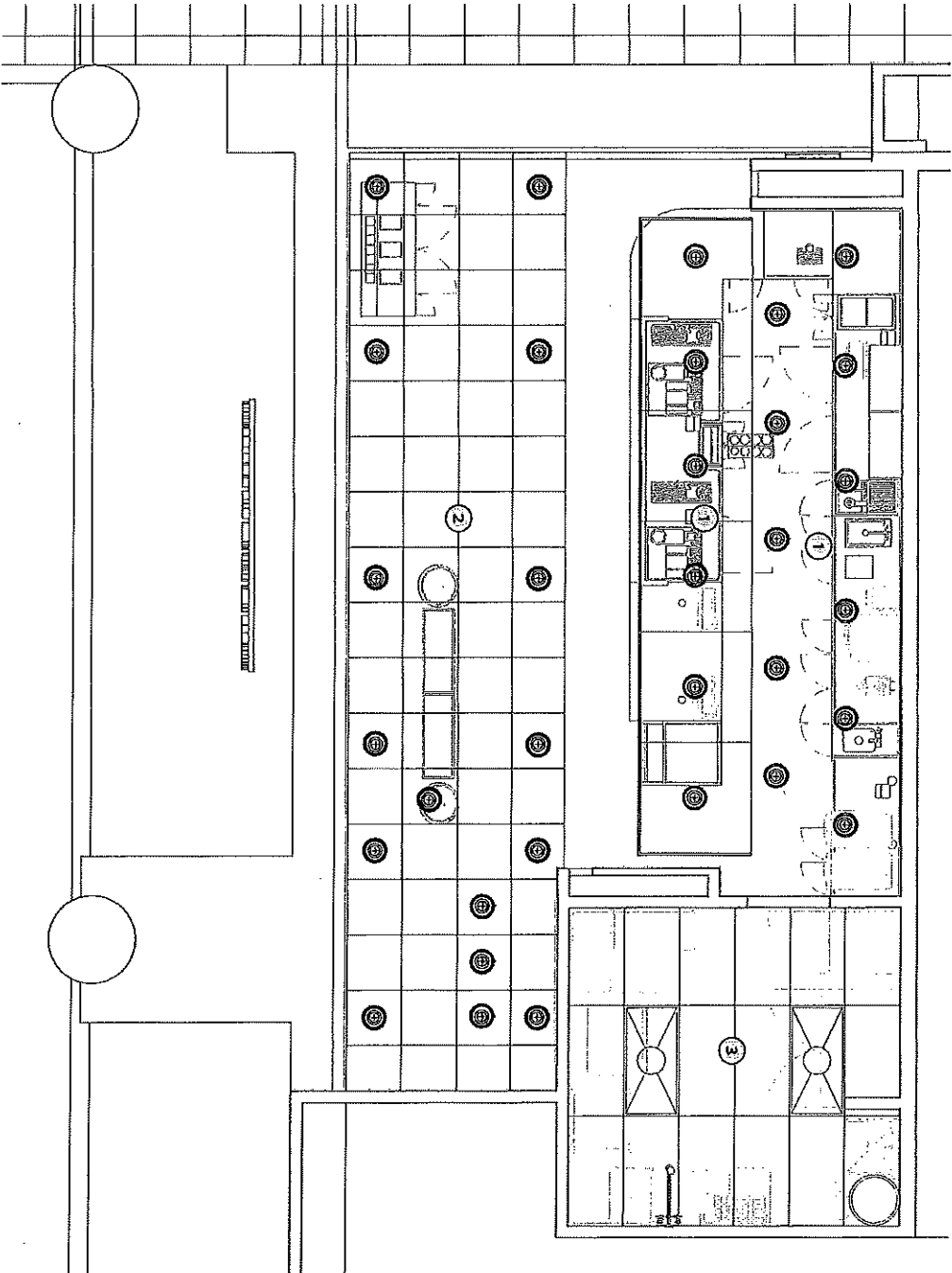
- ① RECESSED CAN LIGHTS, WHITE
PID: 19058, 12562, 12869
- ② RECESSED CAN LIGHTS, BLACK
PID: 19058, 12562, 13401
- ③ RECESSED DIRECTIONAL CAN LIGHTS
PID: 19058, 12562, 19060

BACK OF HOUSE

EXISTING LIGHTING TO REMAIN

REFLECTED CEILING PLAN
M.A. GATE, DIO

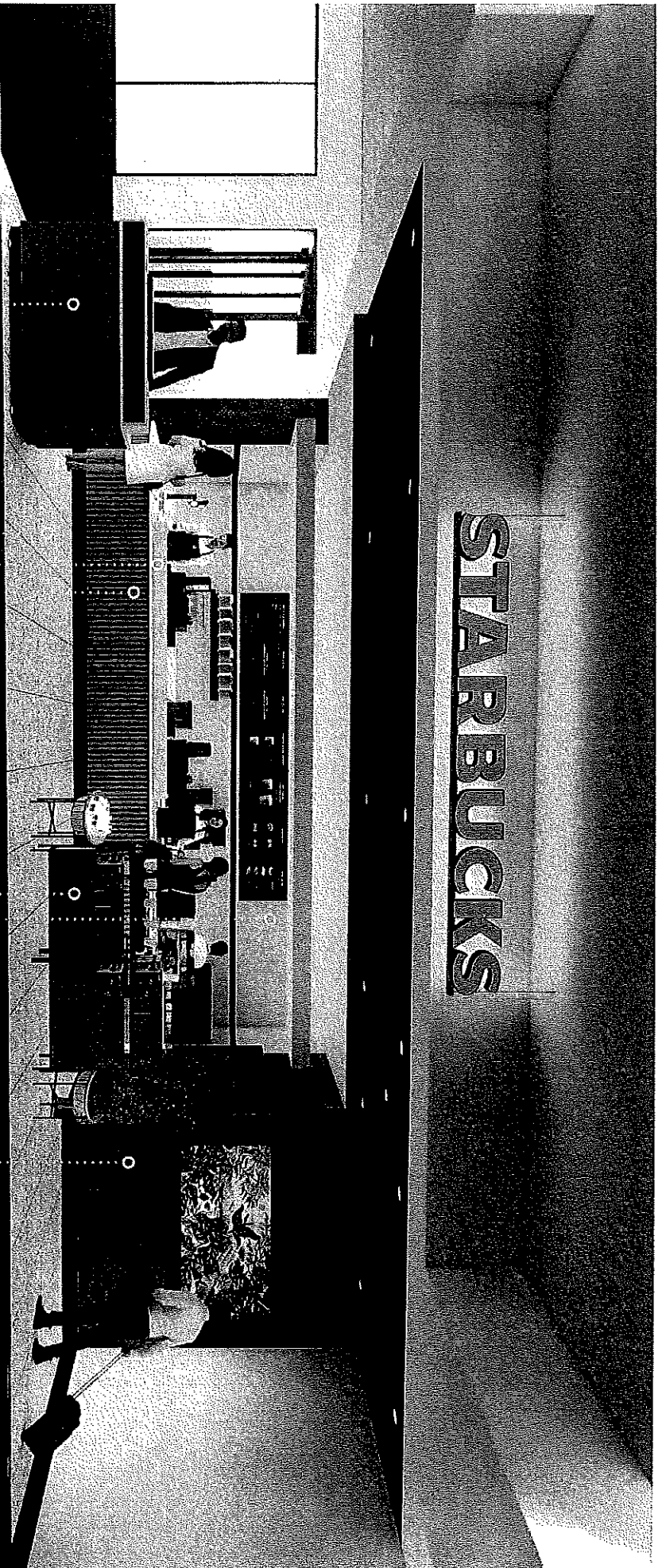
STORE 57517
CIN: 0892-047
DATE: 09/20/2021



REFLECTED CEILING PLAN

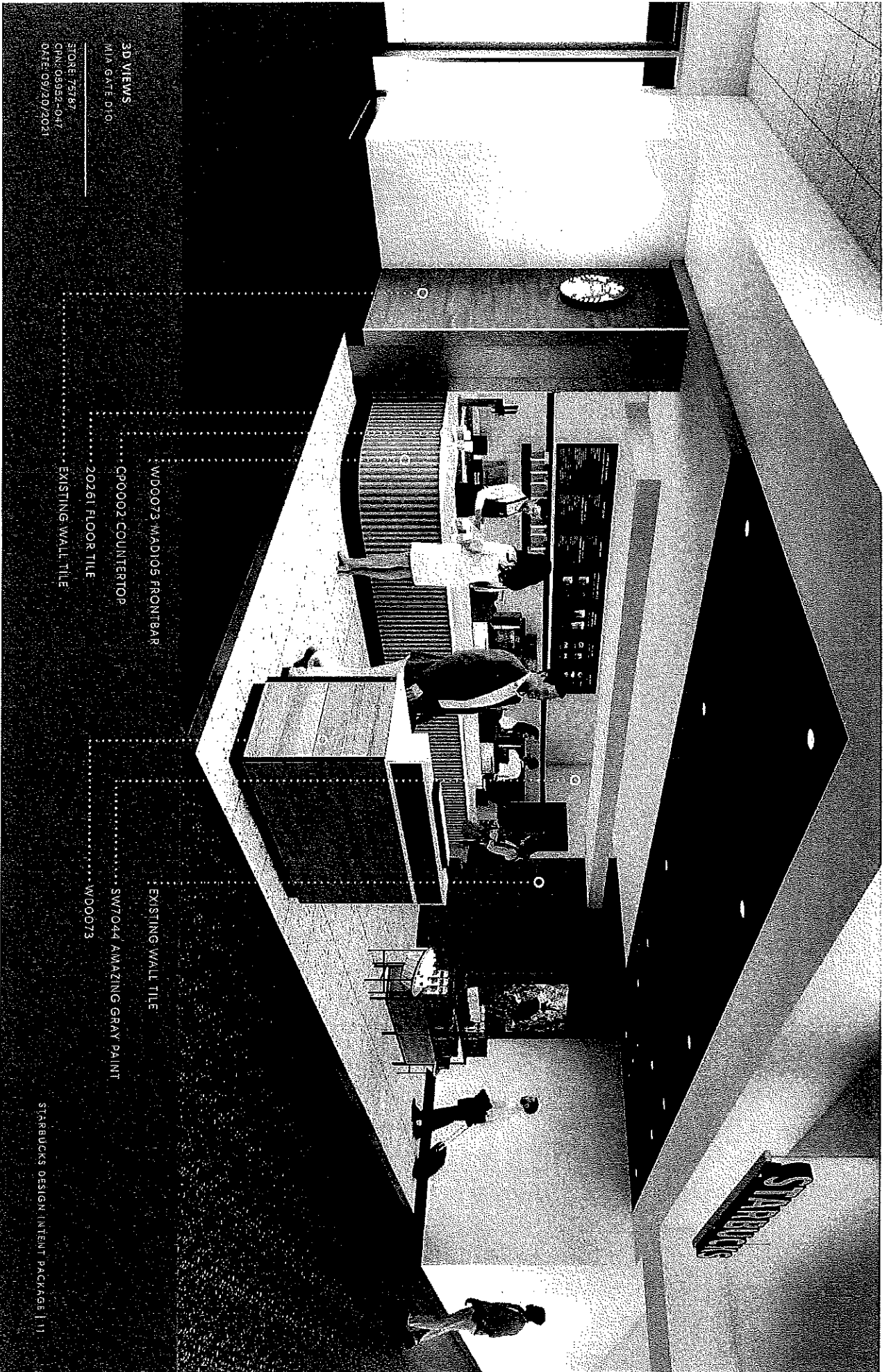


STARBUCKS



3D VIEWS
MIA GATE D10

SIGN: 73787
CNS: 05953-047
DATE: 09/20/2021



3D VIEWS
MIA GATE D10

STORE: 75787
CNS: 08952-047
DATE: 09/20/2021

WDO073 WADIOS FRONT BAR
CP0002 COUNTERTOP
20261 FLOOR TILE
EXISTING WALL TILE

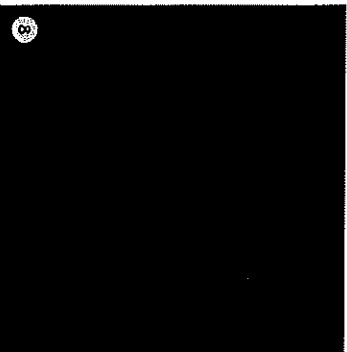
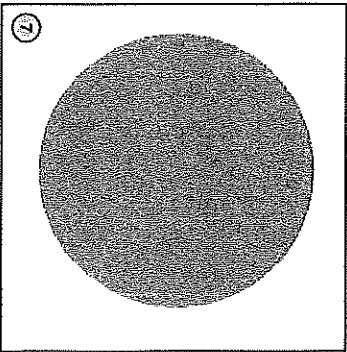
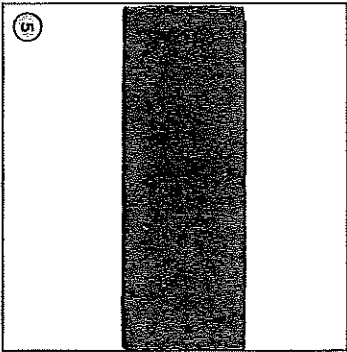
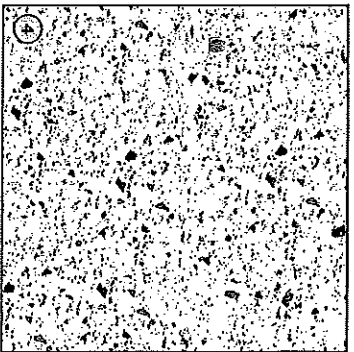
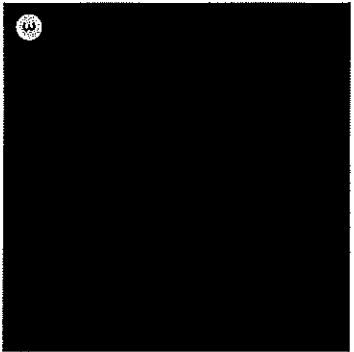
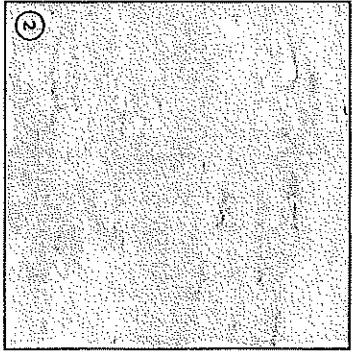
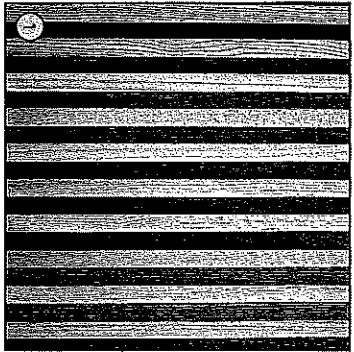
EXISTING WALL TILE
SW7044 AMAZING GRAY PAINT
WDO073

FINISH PALETTE

- 1 FRONTBAR CLADDING
DID: WDOO73 MAD105
- 2 COUNTERTOPS
DID: CP0002
- 3 BACKBAR CABINETS
DID: PLO019
- 4 FLOOR TILE
PID: 20261
- 5 EXT. WALL TILE
DID: 12216
- 6 EXT. METAL TRIM FINISH
DID: MTO028
- 7 SOFFIT PAINT - SW7044
AMAZING GRAY
DID: 20445
- 8 EXISTING WALL TILE

CAFE FINISHES
MIA GATE DIO

STORE: 75187
CNY: 05952-047
DATE: 09/20/2021



ARTWORK

① CANVAS IN FLOAT FRAME
DID: 22072

ARTWORK
MIA GATELIDJO

STONE: 75787
CAN: 03952-047
DATE: 09/20/2021



ART SELECTIONS