

MIAMI INTERNATIONAL AIRPORT



April 13, 2005

central terminal

*RETAIL  
CONCESSIONS  
DESIGN  
GUIDELINES*



Retail Concessions Design Guidelines  
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Welcome to the Miami International Airport family. In the pages that follow, the Miami Dade Aviation Department (MDAD) has set forth its vision and goals for the Central Terminal to assure achievement of the highest possible quality. This process of working jointly as a team focused on a single outcome should be rewarding to all team members. These thoughts have guided the development of the Retail Concession Design Guidelines for Miami International Airport. The Developer and its Tenants will benefit greatly from an understanding of the quality standards as set forth in this document. The purpose is for the best possible finished project to be achieved.

The four cornerstones upon which all MDAD business activities are based are:

- Safety and Security
- Customer Service
- Economic Vitality
- Environmental Responsibility

The Design Principles set forth in this document:

- Demonstrate a commitment to quality in the development of the retail and public areas within the existing Central Terminal and the new South Terminal.
- Guide the Developer and Tenants to quality design solutions, resulting in a world class shopping experience for the Miami International Airport traveler and visitor.
- Provide visual analogies, examples and metaphors to illustrate the stated principles, all without inhibiting the Tenant's ability to incorporate its unique design and operating philosophy on the completed project. It is not the MDAD's intent to design these areas.
- Create the assessment tool for use in reviewing design proposals from prospective Tenants.

It must be understood that MDAD will work in close collaboration with the Developer and its Tenants to properly interpret these guidelines, while retaining control of the design process. This collaboration and interpretation will apply to both the common areas and the tenant storefronts and interiors that fall within the agreement terms.

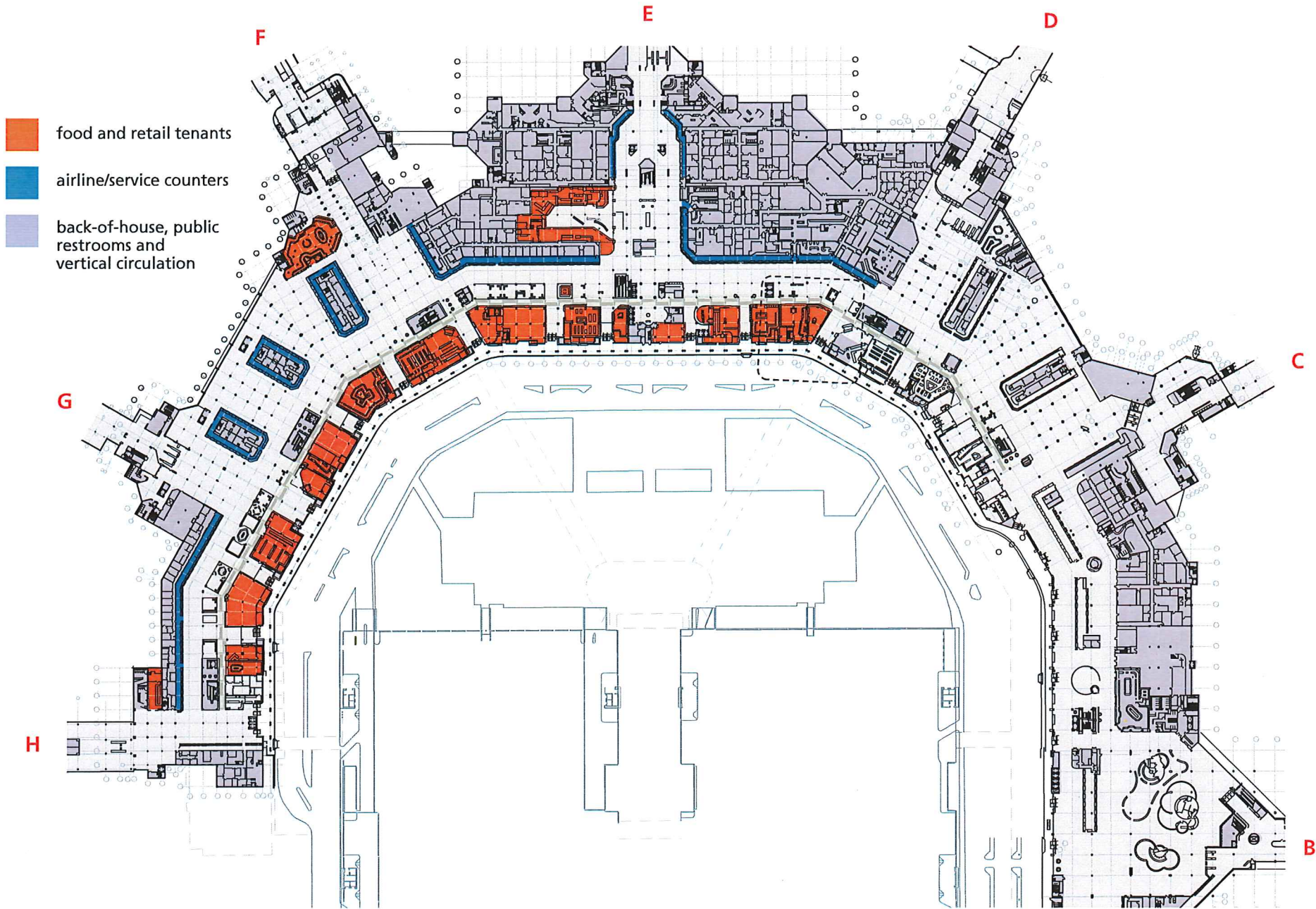
MDAD looks forward to working with a talented team to develop an exciting concession program, one that reflects the extraordinary Greater Miami Dade community.



Tenant concepts shown in this document are for illustrative purposes only and may not reflect the actual tenancy of the terminal. The renderings, drawings and floor plans contained herein are included for illustrative purposes as an aid to tenants in complying with the design criteria set forth. The actual configuration and design of the terminal may vary from these renderings, drawings and floor plans. Images of storefronts and signs included in this document are examples for discussion purposes only and are not approved for final design.

Tenants must verify all conditions in the field.







## DESIGN PRINCIPLES

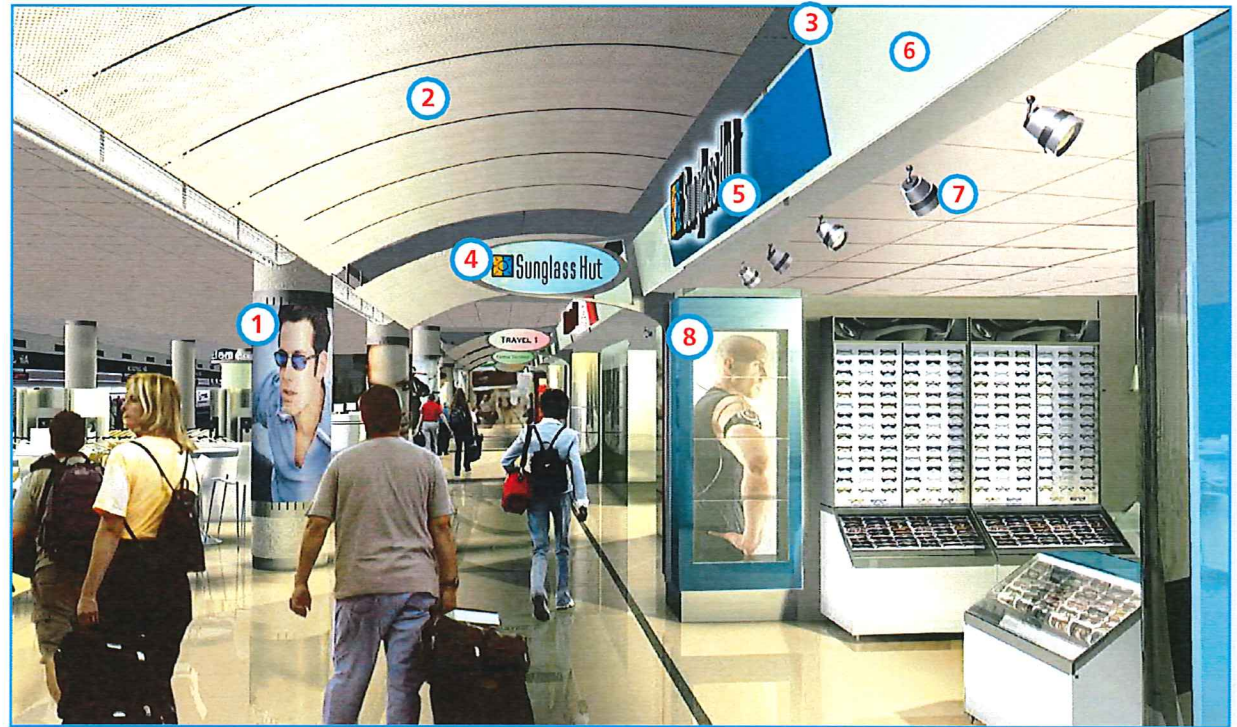
1. Exceed the expectations of arriving travelers by creating an environment befitting the airport's position as the portal to Miami and the Central Terminal's nickname "Miami's living room."
2. The new area should feel at once familiar and fresh. It should reflect the warmth, personality and diversity of classic Miami.
3. Accommodate, entertain and capitalize on the travelers with long layovers and the exceptionally large numbers of "greeters" present at the airport.
4. Create an environment with long term viability that attracts world class retailers and is supportive of the unique demands of airport retail.
5. Recognize the essentials of the architecture already in place.
6. Create a definitive retail corridor that differentiates the retail concessions from ticketing and circulation areas.
  - a. Add texture, rhythm and color to retail area ceiling and neutral fascia.
  - b. Express tenant identity through both blade and fascia signage.
  - c. Update retail area ceiling.
  - d. Create a lighting strategy that accentuates the retail area and offerings.
7. Maximize tenant visibility and identity from ticket counters, retail corridors and terminal entries.
  - a. Large scale tenant signing clearly visible from ticketing areas.
  - b. Clear visibility into tenant spaces.
  - c. Perpendicular signing that is integrated with the tenant's identity.
  - d. Corner entries where available.
  - e. Strengthen retail presence on existing and new directories.
  - f. Allow free-flow of traffic through multiple entry ways or open storefronts when desirable.
8. Create an immersive retail experience.
9. Clarify and reduce the number of components in the retail area.
10. Unify the tenant demising column design.
11. Improve lighting balance between the airport corridor and Tenant's storefront and displays.
  - a. Create "lantern" effect by increasing light levels in Tenant's display area when compared with the airport corridor lighting.
  - b. Use accent lighting to punctuate tenant signage and displays.
  - c. Moderate the lighting in the airport corridor with ceiling color and reduced cove light lumens.
12. Build with materials and finishes that are time-tested, maintainable and durable.



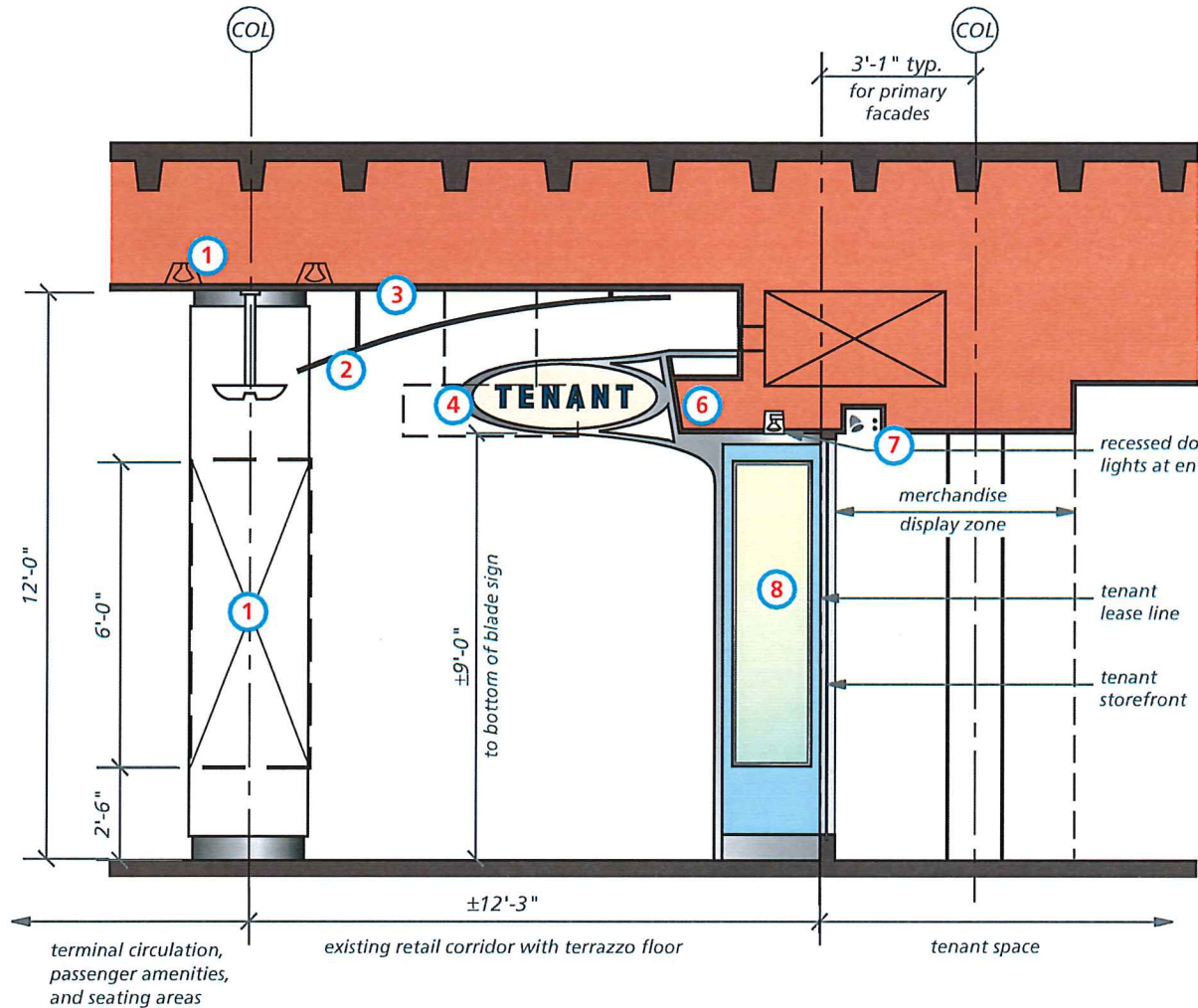
Conceptual  
Perspective

**DIVISION OF RESPONSIBILITIES**

- 1 Changeable graphics behind matte finish Lexan panels and illuminated from above by (4) recessed spotlight fixtures. Display graphics are intended to supplement the tenant presence. Graphic panels are subject to restrictions regarding color, style and content. Tenant is required to have this display fabricated and installed according to the specifications outlined in this document. Lighting by Developer.
- 2 New suspended perforated metal ceiling with curved 9/16" spline and J-shape edge molding. Ceiling to be positioned to allow the existing uplight to skim its surface. Ceiling to be Armstrong #8225H-916, 2' x 2' lay-in with R250 perforation pattern, suspended from existing airport ceiling using standard DLCC mounting clip, or approved equal. New ceiling by Developer.
- 3 Existing lay-in ceiling to remain and be painted a medium value to reduce the light reflectivity of the upper corridor ceiling. Existing cove light to be shielded or otherwise reduced in luminosity to increase the prominence of the tenant signage. Ceiling painting by Developer, cove light modification by MDAD.
- 4 Existing perpendicular tenant signage will be removed by Developer. New sign brackets with built-in illumination mounted to the demising columns will be installed by Developer. Tenant sign panels to be frosted acrylic backlit in Tenant's color with applied dimensional graphics, fabricated and installed by Tenant.



Conceptual Perspective



**DIVISION OF RESPONSIBILITIES (cont.)**

- 5 Tenant fascia identity signs consist of dimensional letterforms mounted to a metal panel, which in turn is attached to the fascia. Metal panels can have a painted or brushed finish. See details in the SIGNAGE section under Developer's Tenant Guidelines for letter form options.
- 6 Existing fascia and soffit to lease line to be refinished by Developer using 3Form sheet material, 1/4" gauge with 3 interlayers of Aqua, supermatte finish.
- 7 Tenant display lighting must illuminate Tenant's products such that they are three to five times brighter than the average measured footcandles of the airport corridor. All lighting must maintain a minimum color rendering index (CRI) of 82. Display lighting by Tenant.
- 8 Tenants will be required to construct single-sided display cases at their demising line that extends beyond the lease line. The displays may be used for samples of Tenant's product or for internally illuminated digitally output graphics. Displays must have a minimum 10" high brushed stainless steel base and must be integrated with the demising cap design. Display by Tenant.

Durable materials such as stone, tile, metal panels or pedestrian enamel panels must be used for the surface of these displays. All graphics are to be approved by Developer. The color, finish and materials used should be an extension of those used in the Tenant's interior.

**Schematic Storefront Section**



These Developer Guidelines are intended to provide the Developer with the basic design principles necessary for the redevelopment of the retail areas for the Central Terminal of Miami International Airport. The final design solutions shall be the responsibility of the Developer and the Developer's design consultants with the Miami Dade Aviation Department having final approval rights. Developer and Tenants shall be responsible for verifying design compliance with all applicable local, state and national codes. All materials used must be Class A fire-rated except for the loose items such as furniture.



## RETAIL CORRIDOR

### GENERAL CONDITIONS

The Retail Developer for the Central Terminal is encouraged to create a distinctive shopping experience that unifies and upgrades the appearance of the common areas adjacent to the retail tenant spaces. To this end, certain base building elements, such as demising columns, ceilings and bulkheads, will be made available to the Developer for modifications that will establish the desired continuity. The Developer's retail common area design solutions must adhere to the following basic principles:

1. The primary function of this building is first and foremost an airport. Retail designs must not hinder that function by obscuring or diluting the wayfinding system or impeding passenger traffic flow.
2. Airports are subject to high volumes of pedestrian traffic, many with luggage carts or wheeled baggage. All materials used for the common area upgrades must be of high quality, easily cleaned and maintained, and very durable.
3. The majority of the retail space in the Central Terminal is single-loaded. To the fullest extent possible, the Developer should make use of the ceiling, bulkhead and columns to create an immersive retail experience.
4. Developer and Tenants must adhere to all applicable local state and national building codes. Tenants are also required to review the MDAD Terminal Operational Standards, the MDAD Design Guideline Manual and the Life Safety Masterplan. These documents are available at [www.miami-airport.com](http://www.miami-airport.com).

### COLUMNS

**Tenant Column Identity Panels:** The columns immediately in front of the retail spaces present an opportunity for Tenants to promote their brands through highly designed graphic panels mounted behind matte finish transparent acrylic. At MDAD's discretion, Tenants may be allowed to place graphic panels on columns not immediately adjacent to their storefront to encourage visitors to shop all the retail rather than those areas nearest their gate. The display graphics will be strictly controlled for style, color and content to ensure a quality presentation. All graphics must be approved by MDAD in writing before installation. MDAD shall select those columns to which graphics may be applied.

**NOTE:** These ad panels are not to be used for national brand posters unless associated with a specific Tenant. (See Tenant Design Criteria for panel specifications.)

**Demising Columns:** The demising end cap shall be consistent throughout the retail corridor. It is to be fabricated of heavy gauge brushed stainless steel to match the typical storefront base and to ensure durability and maintainability. The end cap shall be carefully detailed to allow it to transition smoothly into the mounting bracket for the tenant perpendicular blade sign.

### CEILING

Continuously visible and easily modifiable, the ceiling presents a strong opportunity to establish the retail common area character. A new suspended ceiling must be added below the existing ceiling to help distinguish the retail area from the typical airport finishes. The new ceiling is to be a standard product, curved in profile and utilizing 2' square perforated metal ceiling tiles. The color of this ceiling should be

part of the retail area's overall color palette.

The Developer will be responsible for the maintenance of the ceiling in the retail zone so the material used does not need to match the airport standard. The new ceiling shall be either Armstrong #8225H-916, 2' x 2' lay-in with R250 perforation pattern, suspended from existing airport ceiling using standard DLCC mounting clip, or an approved equal.

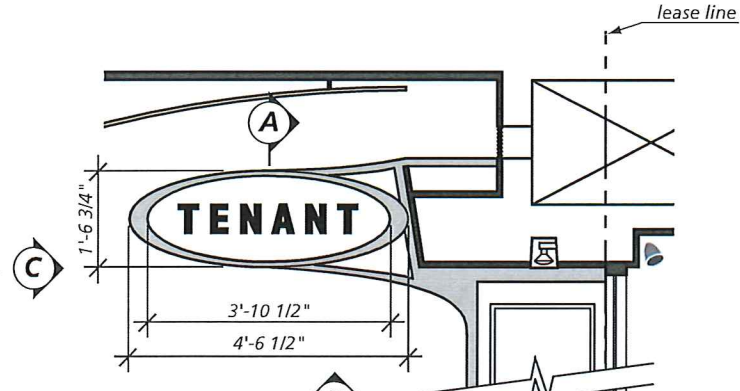
The existing ceiling is to remain in place but must be painted a medium value to reduce its light reflectancy and to provide contrast with the new suspended ceiling.

### FASCIA

The existing fascia and bulkhead above the tenant storefronts is to remain, however the fascia and soffit up to Tenant's lease line is to be refinished to complement and reinforce the character of the new retail.

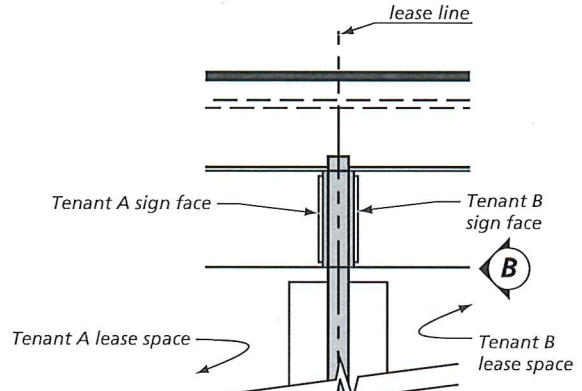
### ADDITIONAL OPPORTUNITIES

With MDAD approval, the Developer is encouraged to locate upgraded seating areas in place of the existing airport seating areas. These upgraded seats may be either lounge type seating such as might be found in airline clubs, or cafe seating when near food tenants. The Developer may opt to remove the carpeting in the existing seating areas to expose the existing airport terrazzo or replace the carpeting to be in keeping with the overall retail appearance.



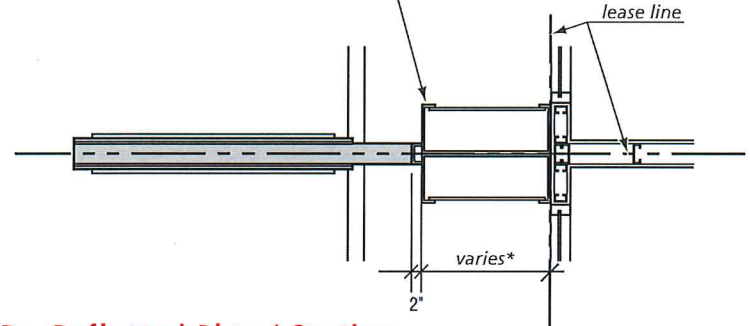
10" deep tenant display units; may be used as product display or for backlit, large format digital prints  
tenant shall be responsible for providing casework and illumination source to match intended display use

**B - Elevation**



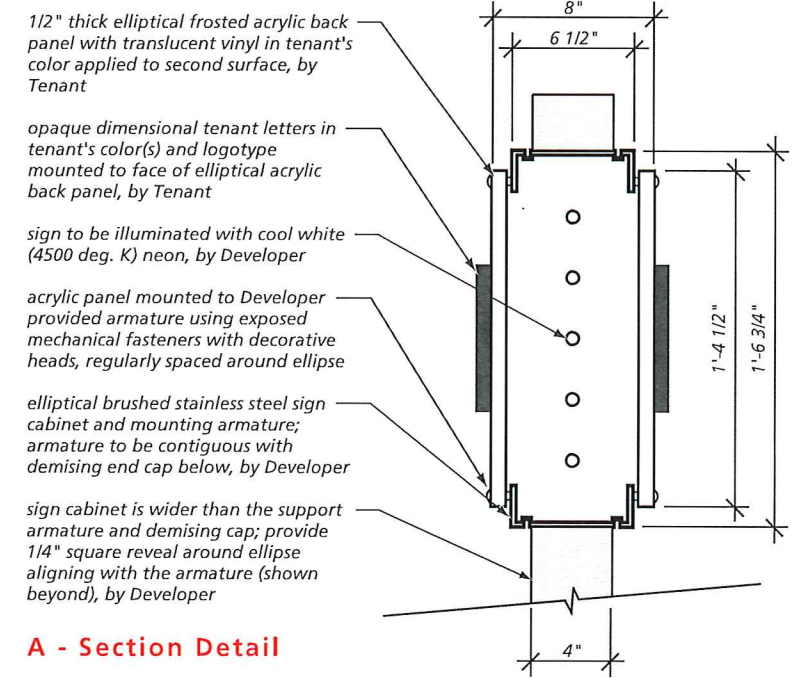
blade sign is mounted at the lease line between adjacent tenants and shared by both tenants--each tenant utilizes the side that faces their lease space; tenants in corner or end conditions may opt to use both faces, when a blade sign is possible

**C - Elevation**

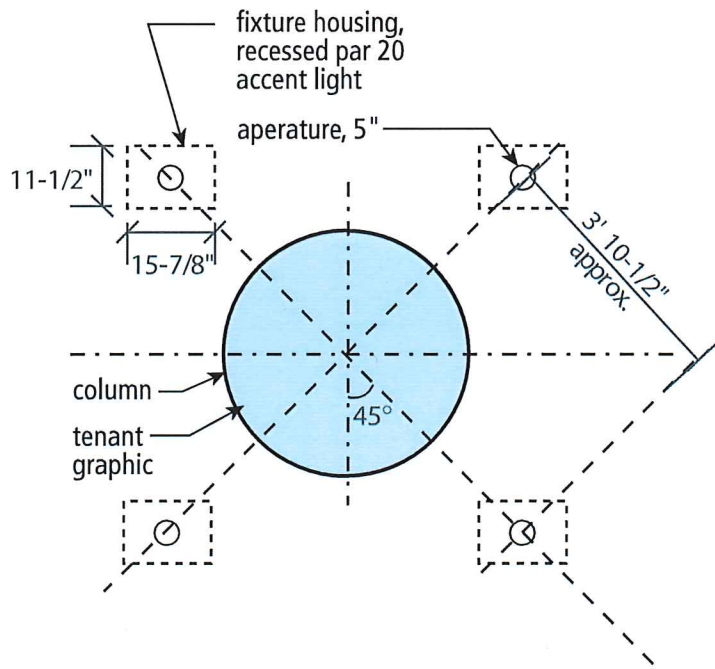


**D - Reflected Plan / Section**

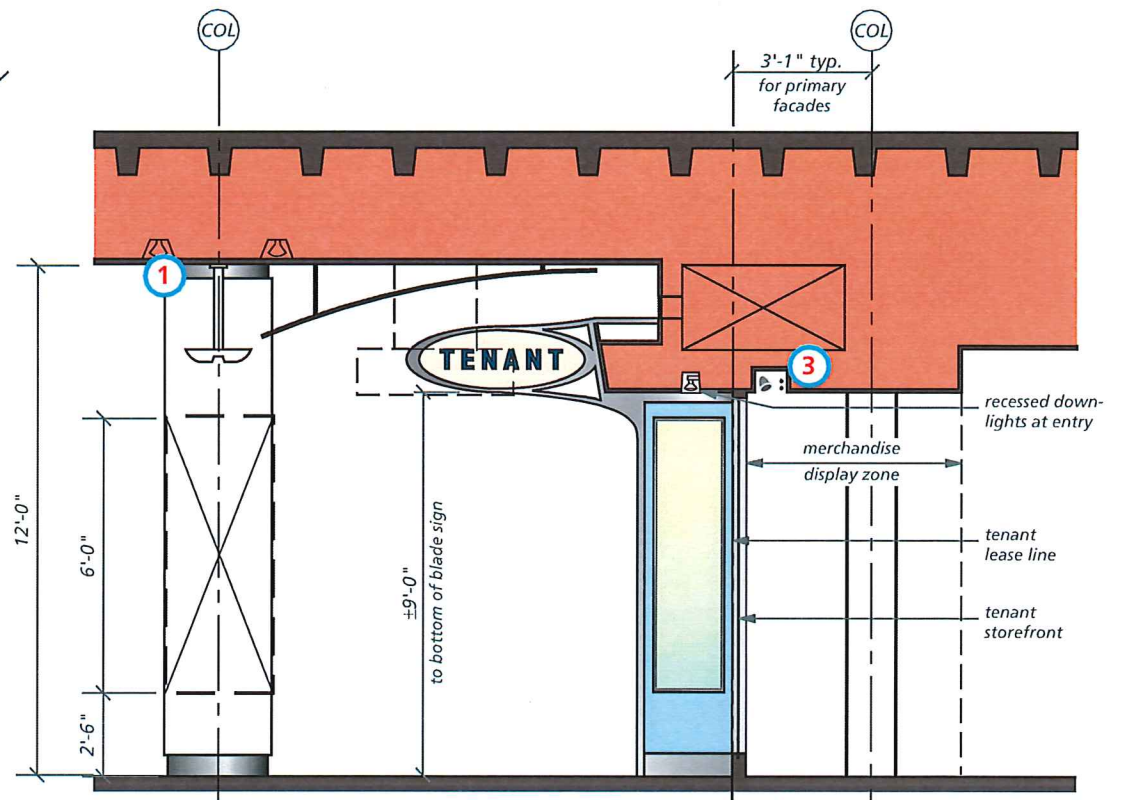
\* Width of display unit varies by location. The display unit shall not extend beyond the expansion joint that exists in the floor in most locations. For those locations where no expansion joint exists, the maximum width shall be 2'-8". For those locations with the expansion joint, the maximum width shall be the lesser of 1'-6" or 2" less than the distance from the lease line to the expansion joint.



**A - Section Detail**



**1** Column Downlighting



**Retail Corridor Section**

(See page 21 for Detail #3)



## LIGHTING

**Objective:** To create a definitive retail corridor that differentiates the retail concessions from ticketing and circulation areas.

1. **Create a retail lighting strategy that separates the retail zone from other areas and accentuates retail offerings.**
  - a. Indirect lighting in retail corridor contrasts with down lighting in ticketing and circulation areas.
  - b. Storefronts, signage and displays shall be illuminated with higher intensity accent lighting to draw attention to the retail zone.
2. **Use lighting to add drama and legibility.**
  - a. Perpendicular signs to be illuminated using tenant's color.
  - b. Column signage down-lit for high visibility from all angles.
  - c. Reduce ambient light level in circulation areas while accentuating tenant displays and architectural features for high contrast.
  - d. Utilize varying contrasts to create visual interest from ticketing and circulation areas at close range and longer distances.

In addition, the following goals are to be met:

1. Provide a technically superior solution with state-of-the-art technology.
2. Provide a control system to switch the lights to meet demands and minimize energy use.
3. Light fixtures requiring ballasts must use remote ballasts located in an accessible ceiling and provided with a quick disconnect. Ballasts must be either Magnatek magnetic type or Octron.

### General:

#### 1. Continuity

- a. Reduce the average lighting levels in the majority of the corridor to below the standard of 25 footcandles in renovated circulation and ticketing areas.
- b. Keep average color temperature comparable to the new standard of 3000° Kelvin in renovated circulation and ticketing areas.

#### 2. Contrast

##### a. Color Rendering and Intensity

- Color Rendering Index (CRI) shall be greater than or equal to the new standard of 82 CRI in renovated circulation and ticketing areas. This will ensure that store graphics and products are accurately perceived for color and quality.
- Key features and tenant displays will have a high contrast ratio in relation to ticketing and circulation areas. (3:1 to 5:1)

##### b. Indirect Lighting

- Existing fluorescent fixtures illuminating the outer half of retail corridor ceiling provide ambient light for corridor.
- Softened cove lighting at the soffit provides reduced ambient lighting for the retail corridor.

##### c. Direct Lighting

- Displays in window are more striking and stand out against surrounding area due to higher intensity direct lighting from track in cove above (100 fc).

- Downlighting at tenant entry from soffit creates a more intense entry way, drawing people towards the entrance of the stores (100 fc).
- Downlighting graphics on columns with high intensity spots creates a bold look, drawing attention to the information and images presented (100 fc).

### Retail Area Lighting

#### 1. Column Lighting by Developer

- a. Provide four (4) recessed, ceiling mounted 39 Watt PAR 20 Ceramic Metal Halide floods, 30° beam angle, aimed 1/3 down from top to bottom of graphic for best coverage (see sketch #1).
- b. Spots must be evenly spaced at 45° from parallel and perpendicular axes from corridor and center of column.

#### 2. Control System

- a. Provide a switched control system for all areas listed in these guidelines.
- b. Zones organized to provide logical 50% stepdown of power consumption.
- c. May incorporate circuiting alternate downlights together.

## MECHANICAL, ELECTRICAL AND PLUMBING GUIDELINES

The Developer will be responsible to check the condition and specifications of all units before starting any work.

### HVAC Design Standards & Requirements

The space above the ceiling is to be used as a return air plenum. Openings above the full height walls/partitions have to be provided with necessary openings above the suspended ceiling to allow return airflow to the AHU serving the space. No combustible materials shall be installed above the suspended ceiling.

Conditioned air will be provided to the Tenant spaces by a constant volume Air Handling Unit with chilled water coils. The AHU is controlled by DCAC-operated temperature controllers. Typical design parameters are:

1. Tenant Space Temperature range 72–75 degrees F.
2. Humidity range 40–55% RH.
3. Air quantity available for each retail space varies. Refer to test and balance reports for available air quantity. Quantity for space shall not exceed what is being supplied based on current test and balance report. Coordinate with MDAD for most recent test and balance reports.

Tenants should use existing main duct taps (or make additional taps to existing mains) as required by build-out design. Manual volume dampers are required at all taps. Total proposed supply airflow provided to serve space shall not exceed air quantity value as stated herein.

All hard ductwork taps shall at a minimum be galvanized sheet metal with 1" minimum insulation con-

structed per SMACNA standards. Run-outs to diffusers may be flex. Provisions must be made by the Tenant to allow a clear path for the return air to travel back to the AHU through the ceiling plenum.

### Plumbing Design Standards & Requirements

There are no provisions for the installation of plumbing systems within the tenant spaces.

### Fire Protection Design Standards & Requirements

The space is provided with code required sprinkler service density based on ordinary hazard 2 occupancy (0.18 gpm/2500 sf). Spaces encompassing less than 1500 sf are sized at 0.18 gpm/1500 sf. Provisions have been made assuming a 500 gpm hose allowance. Sprinkler heads are 155 deg. F. quick response type and rated for 100 sf each maximum spacing.

Heads might require relocation and/or additions to meet tenant final design and conform to NFPA 13 Standard.

Various tenant spaces contain a sprinkler/stand pipe zone valve and its associated flow and tamper switch. This may serve the tenant space and/or adjacent tenant spaces. Fire hose and extinguisher cabinets are often located in the rear of the space.

All tenant spaces must be constructed to be compatible with the HVAC smoke control zone they occupy or provide an alternative compatible acceptable system. Requirements include:

1. Full height demising walls to isolate spaces.
2. Walls tightly sealed to sheet metal supply duct.
3. Return air openings with combination fire/smoke dampers.

### Electrical Design Standards & Requirements

Each retail space is provided with a 42 circuit 120/208 volt 3 phase panel board served by a 60 amp breaker from a distribution panel.

An allowance for 3 watts per square foot for lighting and 200 watts per linear foot for show window power is provided at each panel board. The panel boards and their electrical feeder cables have not been sized to provide service for any other than normal retail use. Power is not available at present for facilities such as beauty salon, restaurants, etc.

Emergency lighting for the retail space shall be provided by the tenant by installing battery backed-up light fixtures or battery wall packs as required by NFPA and the AHJ.

There is NO emergency power provided for tenant space.

Emergency lighting for the common area walkway adjacent to the tenant space is to be provided by connecting selected light fixtures to emergency power service provided by MDAD through emergency power panels. Refer to specific section dealing with lighting for the type of light fixture and specific recommendations and illumination requirements.

Fire alarm annunciation booster panels have been provided to accommodate the addition of annunciation devices. Annunciation devices shall be installed as required by MDAD design guidelines and NFPA.

At present, each retail space is provided with a limited number of smoke detectors as required by code for initiation of the Fire Alarm System. Each Tenant shall

relocate and/or add as many smoke detectors to provide adequate coverage in accordance with NFPA and MDAD design guide requirements.

Speakers connected to the Airport's paging system are located in each retail space. The wiring and conduit for the speakers shall be extended to allow surface mounting of the speakers in the tenant's ceiling. All work associated with the MDAD paging system and additional speakers shall be coordinated with MDAD.

There is a provision for telephone service through a 1" conduit installed to the nearest telephone closet located on the first floor.

### Additional HVAC & Plumbing Services

Additional space cooling needs may possibly be addressed by the installation of additional split system ACUs on the roof above. Inclusion of plumbing services are possible depending on location of tenant space. Any additional work proposed will be the responsibility of the Tenant and will require design compliance with the MDAD design guidelines manual and approval of MDAD.

## SELF-CONTAINED MERCHANDISING UNITS

### GENERAL CONDITIONS

If a Self-Contained Merchandising Unit (SCMU) is proposed, MDAD and the Developer must ensure that the location is best suited to this kind of merchandising and that the necessary power can be brought to the location. The unit may not be used as food units that require cooking or heating of food. Neither water

supply nor drainage is available to these units. Beverage type of merchandising may be allowed with the written permission of MDAD and a suitable approved portable water supply and waste system is utilized.

The base building conditions within which SCMUs are to be placed vary by location. SCMUs may be adjacent to base building walls or freestanding, in low ceiling areas or high. To maintain the visual continuity and the level of quality of the retail experience, the Retail Developer must provide a consistent shell within which the SCMU tenants will place their counters, cabinetry and equipment.

The design and appearance of all SCMUs should be clearly related to the retail corridor design while remaining flexible enough to serve the various functions necessary. Visually unifying elements may include:

1. Canopies for supporting signage and task and decorative lighting.
2. Tenant signage.
3. The armature upon which tenant signage will be placed.
4. Columns and tenant displays.

In locations where SCMUs are visible from above, all back-of-house functions and any equipment, plumbing or electrical lines or other items that may create an unpleasant visual clutter must be screened from public view. In such conditions, the top of the screening element must have a clean, finished appearance with no visible conduit or structural fasteners and must be kept free of dust, grease and refuse that may otherwise accumulate there.

SCMU canopies may be suspended from the ceiling (in low ceiling areas only), supported from a back wall, placed on corner supports or any combination thereof. Any penetrations of the base building floor, ceiling or walls must be approved in writing by MDAD prior to construction. If the canopy is supported from below (i.e. on columns) those supports must be either finished to be consistent with the design of the canopy or wrapped by the tenant with high quality displays and/or finishes to match the tenant counters and cabinetry.

### COUNTERS

While the counters shall be the responsibility of the individual tenants, the Developer shall be required to establish design guidelines that will ensure a consistency to the quality, maintainability and appearance between SCMUs. Elements to be included in these guidelines are:

1. The material(s) for the counter front and countertop (using tenant's colors).
2. The corner support enclosure.



These Developer/Tenant Design Guidelines are intended to encourage creative and appropriate storefront designs that are of reasonable variety and enhance the quality of this retail experience. Restrictions have been developed not to limit the talented designer but to avoid that which is inappropriate. These Guidelines will act as an outline for the Developer when assembling their Tenant Design Criteria. The Developer's Design Criteria will govern the design of all storefront work to be installed by Tenants in conjunction with the provisions of Tenant's Lease with the Developer or MDAD. All designs, finishes, materials and graphics are subject to approval by MDAD.



## RETAIL CORRIDOR

### STOREFRONT DESIGN

*Tenant's design solution should integrate storefront signage, interior design and merchandising concepts into a complete statement consistent with Tenant's merchandise and market while furthering the sense of quality of the entire Central Terminal retail experience.*

To give appropriate character to the storefront, each Tenant is required to provide enhanced lighting and a merchandise display zone that identifies the main entrance into their establishment. The storefront expression should incorporate the Tenant's merchandising concept and signing and include elements of their national or regional brand. The Tenant storefront must be an exciting and attractive passage into the Tenant's premises.

Tenant's storefront may be fully open provided that Tenant a high degree of creativity in the design of displays and lighting. The location of cashier counters and the flow of customers into, through and out of Tenant's space must be clearly defined and maintained such that customers do not queue into the public corridor.

**Materials:** The materials used for the storefront must be of high quality to ensure maintainability in the high traffic airport conditions—natural materials, such as stone or stained hardwood, and finished metal or tile are encouraged. Creative detailing and configurations are required. All materials are subject to review by the Developer and MDAD. **The following materials are NOT permitted for storefronts:**

1. Simulated stone or wood.

2. Plastic laminates.
3. Pegboard fixturing systems.
4. Textured paint, stucco or gypsum board.
5. Plywood paneling.
6. Resilient flooring materials: vinyl tile or sheet, etc.

Tenant storefronts shall be of butt-joined glass with a 10" high, #4 horizontal brushed stainless steel base and a 12" frosted band along the top edge.

The Tenant entry openings must maintain minimum clear dimensions of 8'-0" high by 6'-0" wide.

**Security:** Rolling (overhead or side coiling) grilles must be enclosed and concealed within the tenant finishes. The Tenant is responsible for providing the Developer and MDAD with signed and sealed construction documents outlining the structural support for rolling grilles. Grilles must have a clear anodized aluminum finish. Rolling grilles must have an approved means of emergency egress when closed.

If security devices designed to discourage shoplifting are proposed for any Tenant space, they must be of the overhead type and coordinated with the storefront design so as not to be visible.

### LIGHTING

#### 1. Entry Downlighting

- a. Recessed downlights provide increased illumination at store entrances and displays, a 3:1 minimum contrast with the reduced footcandles in the renovated corridor is required.
- b. Increased brightness draws attention and highlights activity at entrance, drawing attention from all visible angles.

- c. Downlights arranged in a regular pattern parallel to the corridor are encouraged.

#### 2. Storefront Cove - Interior

- a. Cove-mounted track with 39 watt metal halide PAR 20 floods, 30° beam angle, illuminate product and visuals in storefront window.
- b. Fixture quantity to be determined by Tenant.
- c. Mounted along window side of cove.  
(See sketch #3, page 21)
- d. Fixtures must be concealed from view of people in retail corridor.

### MERCHANDISE DISPLAY ZONE

The storefront together with display lighting and signage comprises the initial presentation of the overall store image. To reinforce visual quality, a Merchandise Display Zone, running the full width of the storefront and five feet of the store depth, should be given special attention in design and merchandising, and should be set aside for professional quality displays.

Tenants are encouraged to emphasize their display zone with high quality finishes, platforming, lighting, ceiling height changes and other special visual distinctions on all exposed surfaces.

Displays must be of product. No placards, posters, or other advertising media will be permitted without written approval by MDAD.

The ceiling above the Merchandise Display Zone must be painted gypsum board at a minimum height of 8'-0" above the finish floor.

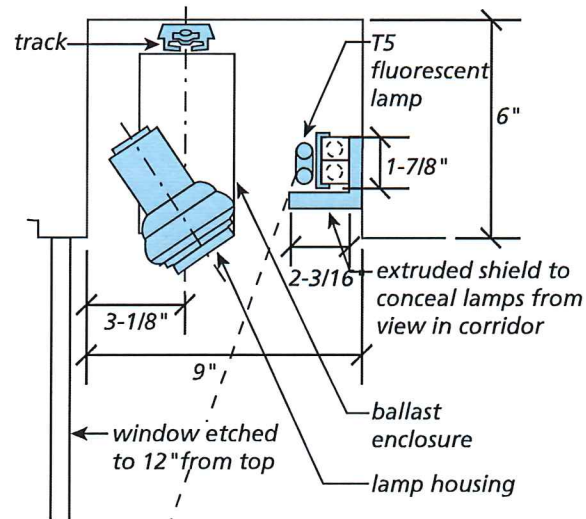
## SIGNAGE

The Tenant must retain the services of a professionally trained graphic designer to create their graphic identity program.

There are three prominent locations for tenant identity signage. The first is on the existing building fascia along the retail walkway. The second is the perpendicular signage mounted to both demising columns, above the retail walkway. The third is the column identity panel.

Identity signage is to be an integrated element of the Tenant storefront. Tenants are to use their logo/logotype for maximum brand recognition.

Electrical service to all of Tenant's signs shall be from Tenant's electrical panel. All conduit tubing raceways, conductors, transformers and other equipment must be concealed.



3 Cove Detail Above Window  
(See page 14 for overall section)

Signage is limited to Tenant trade name and logo only except as provided for below. No advertising, visible from the terminal public areas, will be allowed.

## FASCIA SIGNS

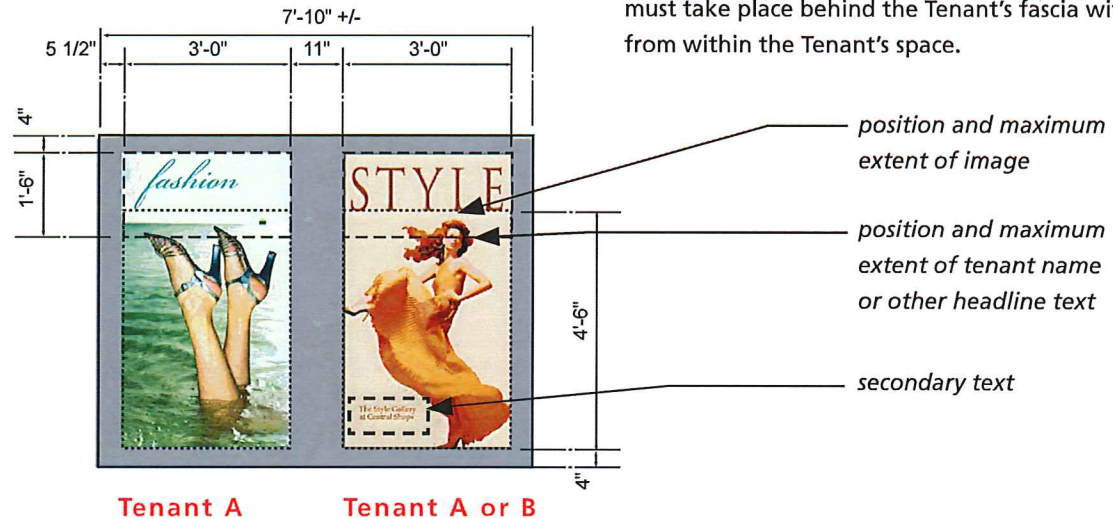
Tenant fascia identity signs consist of dimensional letterforms mounted to a metal panel, which in turn is attached to the fascia. The size of the metal panel should be 1'-5" x 13'-6". The color, finish, and material of the panel should reflect the Tenant's identity and relate to the color scheme of the tenant's space.

The letterforms mounted to the panel must fit within a rectangle no greater than 10'-0" wide by 1'-4" high and should be centered on the Tenant's storefront. Corner tenants may opt to have a second, smaller sign on their secondary facade provided that the ceiling conditions and storefront design provide adequate space.

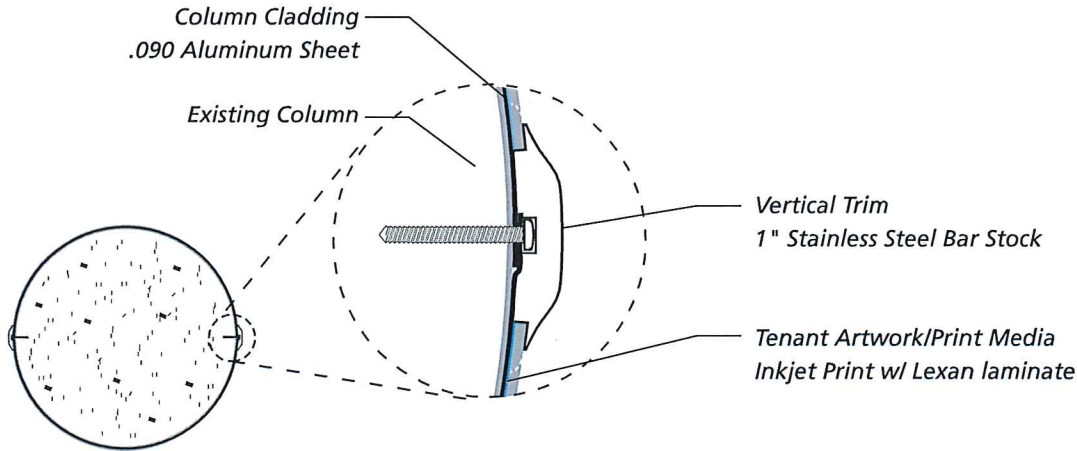
Letterforms may be one of the following:

1. Reverse pan channel letters with halo illumination. Letter faces and returns may be of painted, brushed or polished metal.
2. Pan channel letters with acrylic faces and internal illumination. The attachment of the acrylic faces to the metal channel must be clean, flush, and discrete and the acrylic face must have a matte finish to avoid reflections.
3. Dimensional opaque letters of metal, acrylic, cast plaster or resin, or other appropriate material with discreet surface illumination built into the fascia panel.
4. Edge-lit glass or acrylic panel with letters deep carved or etched into the panel surface, yielding glowing letterforms.

No exposed raceways will be permitted. All wiring must take place behind the Tenant's fascia with access from within the Tenant's space.

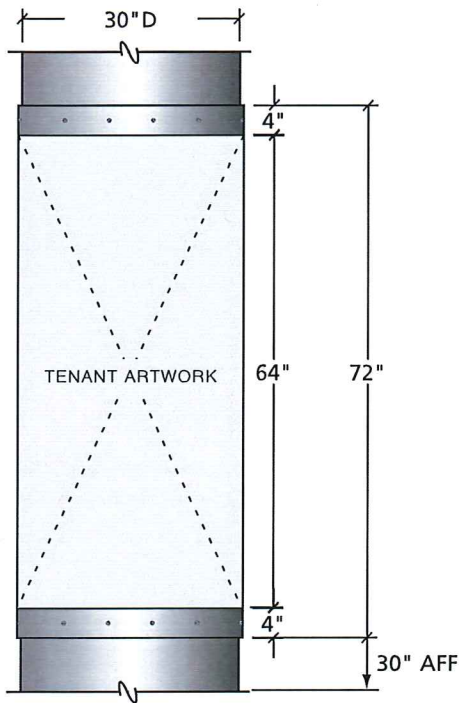


Column Graphic Panel  
Locations to be assigned by Developer

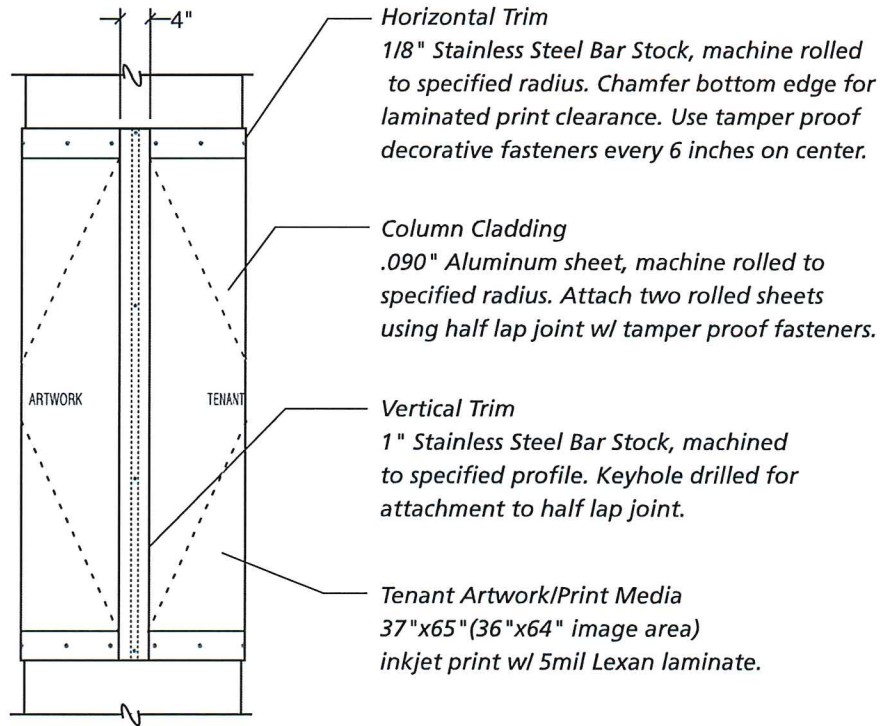


Top View

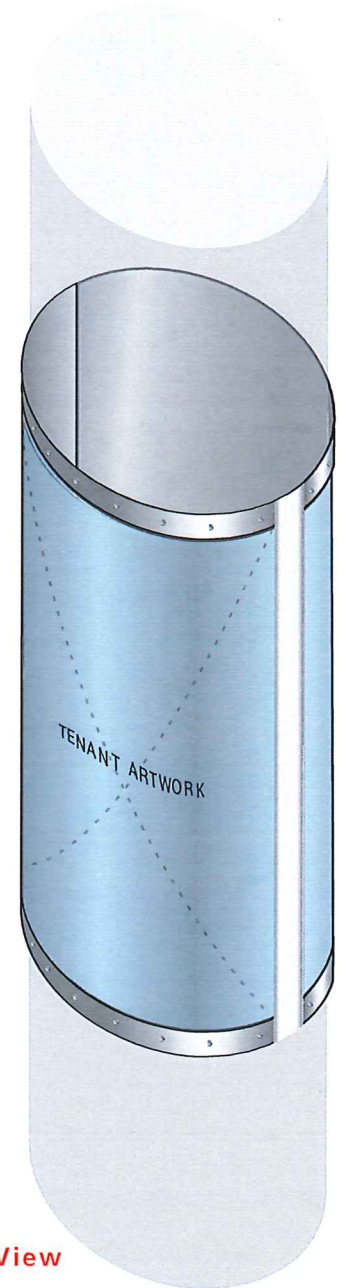
Lap Joint - Detail



Retail Column Identity Panels  
Front View



Retail Column Identity Panels  
Side View



Axonometric View



## PERPENDICULAR BLADE SIGNS

The Developer will furnish an internally illuminated blade sign armature as part of the demising wall pier. The Tenant's sign panel is to be frosted clear acrylic with a translucent film in a Tenant color applied to the second surface. Dimensional Tenant graphics are to be applied to the acrylic panel's first surface.

## COLUMN IDENTITY PANELS

The columns immediately in front of the retail spaces present an opportunity for tenants to promote their identity through highly designed, duotone graphic panels mounted behind matte finish transparent acrylic. The display graphics will be strictly controlled for style, color and content to ensure a quality presentation. All graphics must be approved by MDAD and the Developer in writing before installation. (See diagram for details.)

Tenants may also choose to apply letters or logos onto the inside face of storefront glass, where used, in a band of consistent height above the finished floor. Store name or logo, product names, brand identities and cities where other stores are located are examples of acceptable text. Logos shall not exceed 8" in height, letters shall not exceed 4" in height.

**Prohibitions:** Animated components, flashing lights, vacuum-formed plastic and illuminated channel letters with plastic faces or exposed neon tubing shall not be permitted on portals or in tenant's merchandising zone.

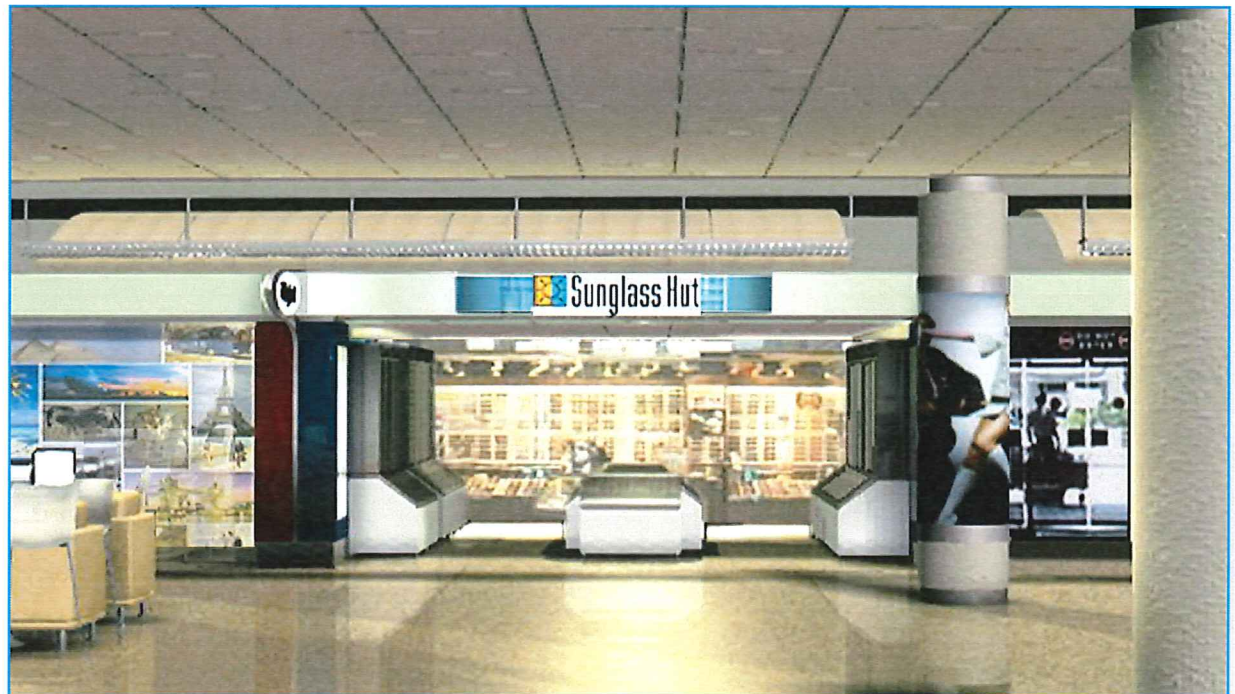
## SPECIAL CONSIDERATIONS FOR FOOD TENANTS

Food tenants may be permitted to have open storefronts provided that the following conditions are met:

1. Tenant is primarily express service, take-away food with little or no seating available for customers.
2. Tenant's service counter is placed well behind the lease line to prevent customer queuing from extending into the public areas of the terminal.
3. Tenant provides queuing guides, such as ropes and stanchions, to further minimize the potential for customer queuing to impede the public corridors.

4. Tenant's primary identity signage is compatible with the design vocabulary established for typical retail tenants.

Menu boards for food tenants must be mounted flush with the wall surface behind the primary service counter. The placement of the menu boards, their height above the floor and the size of the text used in listing the menu items and prices must be designed so as to be legible to a middle-aged person standing fifth in line from the counter. Internally illuminated menu boards and menu boards with photographic depictions of food will not be permitted without prior written consent from MDAD.



Tenant Conceptual Elevation

## SELF-CONTAINED MERCHANDISING UNITS

### GENERAL CONDITIONS

*Tenant's design solution should integrate signage, interior design and merchandising concepts into a complete statement consistent with Tenant's merchandise and market while furthering the sense of quality of the entire Central Terminal retail experience. Self-contained merchandising units (SCMUs) should be viewed as an extension of the Central Terminal retail "brand" and incorporate the materials, finishes and detailing exhibited in the in-line retail spaces.*

The design of the SCMUs must respond to the architectural conditions in which they are placed, primarily through the support method for the overhead canopy and the height of the display units associated with the SCMU. In all conditions, the Tenant must take into account the views into and through the SCMU, including from above, when designing the unit. The Tenant shall not change the color, material or finish of base building surfaces to which Tenant is adjacent.

Tenant SCMUs must adhere to all applicable local, state and national codes, including but not limited to the ADA accessibility guidelines. The Tenant shall be responsible for modifications to the airport HVAC or fire protection systems should the SCMU in any way interfere with their function.

### COUNTERS & DISPLAYS

**Materials:** The materials used for the counter fronts, countertops and merchandise displays must be of high quality to ensure maintainability in the high

traffic airport conditions and they should incorporate creative detailing and configurations. Brushed stainless steel, through-body color porcelain tile, glass, non-porous stone and composite quartz/stone material are strongly encouraged for counter fronts and tops. The bottom 10" of the SCMU must be stainless steel, either recessed in a kick or set flush with the counter face. All materials are subject to review by MDAD.

**The following materials are NOT permitted for SCMU counter fronts, tops or displays:**

1. Simulated wood.
2. Plastic laminates.
3. Pegboard fixturing systems.
4. Painted gypsum board.
5. Plywood paneling.
6. Resilient flooring materials, i.e. vinyl tile or sheet, etc.

**Equipment:** Cash registers, credit card readers, telephones, espresso machines, condiment/utensil displays and other equipment placed on the perimeter counters must be either recessed into the countertop or screened from customer view with an integral decorative panel.

**Back Counters:** Back counters visible to the public must utilize built-in cabinets and/or storage units with a recessed base detail. Finishes and detailing must be consistent with the design, colors, materials and finishes of the rest of the SCMU.

### SIGNAGE

The Tenant must retain the services of a professionally trained graphic designer to create their graphic identity program.

**Primary Signage:** The primary tenant identity signage is to be mounted on top of the armature provided by the Retail Developer using a canopy fascia as a background. SCMU Tenants may have one (1) primary sign on each side of the unit. Circular or elliptical units may have up to four (4) signs, equally spaced around the perimeter of the armature.

Primary signage can not exceed a height of 14" or 80% of the canopy width on the side to which the sign is mounted. For Tenants with multiple primary signs, the largest sign must be located over the primary service counter.

Primary signage is limited to tenant trade name and logo only. Tenants may use their corporate logotype and colors if they do not create confusion with or hinder the legibility of the airport wayfinding system.

The Tenant's primary signage must be composed of individual freestanding letters or logos. The following sign types are permitted:

1. Reverse pan channel letters with halo illumination. Letter faces and returns may be of painted, brushed or polished metal.
2. Pan channel letters with acrylic faces and internal illumination. The attachment of the acrylic faces to the metal channel must be clean, flush, and discrete and the acrylic face must have a matte finish to avoid reflections.
3. Dimensional opaque letters of metal, acrylic, cast plaster or resin, or other appropriate material with discreet surface illumination built into the fascia panel.
4. Edge-lit glass or acrylic panel with letters deep carved or etched into the panel surface, yielding glowing letterforms.

**Secondary Signage:** Secondary signage describing available services and/or alternate store locations may be permitted either suspended below or applied to the face of the armature provided that they are well integrated with the design of the armature. These signs shall be limited to a maximum letter height of 5". Secondary signs may be externally illuminated.

The following secondary sign types shall be permitted (see also the section below regarding Special Considerations for Food Tenants):

1. Dimensional letters/logos cut from solid materials, such as acrylic or metal, pinned off or applied directly to a backer panel.

Letters must be a minimum of 1/8" thick. Non-metal letters may be painted or gilded. Metal letters may be painted, gilded, brushed or polished.

2. Painted or gilded letters applied directly to a glass panel.
3. Silk-screened or painted letters applied to a backer panel.

Backer panels, if used, must be a minimum of 1/2" thick and may be glass, metal with a natural or painted finish or painted acrylic.

Electrical service to Tenant's signage shall be from Tenant's electrical panel. All conduit tubing raceways, conductors, transformers and other equipment must be concealed.

**Prohibitions:** Animated components, flashing lights, vacuum-formed plastic and illuminated channel letters with either plastic faces or exposed neon tubing shall not be permitted for any SCMU signage.

No advertising will be allowed visible from the terminal public areas.

## LIGHTING

Task lighting and secondary sign illumination shall be incorporated into an overhead canopy. The Tenant shall provide a basic track system integrated with the canopy and sign armature onto which Tenant shall mount the lighting fixtures. The task and sign lighting should utilize a long life, low voltage incandescent light source.

Decorative lighting may be integrated with the track system or be fixtures wired separately. Acceptable fixtures include pendant fixtures with decorative housings, colored accent lighting to wash the canopy fascia, downlights concealed in the countertop to wash the counter face and accent lights at the SCMU corner posts or back wall. Exposed bulbs will not be permitted.

Glass display cases must have integrated lighting systems to highlight product unless the lighting may harm the product displayed (such as chocolate or ice cream).

## SECURITY

Tenant shall be responsible for any security closure systems to be used. Rolling (overhead) grilles must be enclosed and concealed within the canopy frame. Tenant is responsible for providing MDAD with signed and sealed construction documents outlining the structural support for rolling grilles. Grilles must have a clear anodized aluminum finish. SCMUs must have an approved means of emergency egress when closed.

## SPECIAL CONSIDERATIONS FOR FOOD TENANTS

No cooking that requires venting will be permitted in the SCMUs. Water supply and drains are not available to SCMUs.

Given the need for most food tenants to have additional storage, cleaning and food preparation areas, food SCMU tenants shall be permitted to construct a tall (8'-0" max.) opaque enclosure to house these functions. If this enclosure is not fully protected by the SCMU counters, it must be constructed using highly durable materials and protected corners to a height of 42" above the finish floor. Above 42" the enclosure may be painted gypsum board or a similar, standard wall surface. The top of the enclosure may be screened with an open wire mesh for security purposes but, unless visible from an upper floor, otherwise remain open so as not to interfere with the function of the airport HVAC and fire protection systems.

Should the Tenant choose not to construct an enclosure as described above, all back-of-house functions must be fully concealed from public view, including from above in multi-story conditions.

Sneeze guards, if used, must be custom designed as an integral part of the counter system. Trim and framework shall be solid metal with plating or a unique metal finish. Glass must be tempered or a clear safety type – Plexiglas and acrylic are not permitted.

Menu boards for food tenants must be mounted behind the primary service counter, either to an available wall surface or suspended from the canopy. The placement of the menu boards, their height above the floor and the size of the text used in listing the menu items and prices must be designed so as to be legible to a middle-aged person standing fifth in line from the counter. Internally illuminated menu boards and menu boards with photographic depictions of food will not be permitted without prior written consent from MDAD.

**SUBMITTAL REVIEW PROCESS**

**Once the lease is approved, you will have the stated amount of time to complete the following:**

A Project Review Team has been created with a representative from each of the following MDAD divisions: Facilities (TAC), Interior Design, Commercial Operations, Fire and Life Safety, Central Terminal and Miami Dade County Building Department. The "Team" will have a set meeting monthly in which tenants may submit schematic drawings, certain % drawings, etc. for review. Tenants will attend with their architects and designers to respond to queries and concerns.

Note: The timetable may vary dependent upon the completeness of the tenant's submittals and their responsiveness and timely implementation of comments. The other factor that may not be controlled is the response by others outside the Airport employment base such as any environmental (DERM) or other County reviewers.

<b>Steps taken from signing the lease to start of construction</b>	
<b>Commercial Operations</b>	
<b>STEP 1: 7 days</b>	Tenant meeting is planned by Commercial Operations Department with Facilities Project Manager in attendance. <ul style="list-style-type: none"> <li>• Provide design guideline handbook.</li> <li>• Review lease terms and conditions.</li> <li>• Review permit process.</li> <li>• Review concept.</li> <li>• Review financial plan.</li> <li>• Review phasing/transition plan.</li> <li>• Review operating standards.</li> <li>• Provide tenant handbook.</li> <li>• Describe process for initiating design review.</li> </ul>
<b>Commercial Operations/Construction</b>	
<b>STEP 2: 30 days</b> (Prepare Schematic Design Documents)	If the project is not in the master plan or is a deviation from the master plan, then a quick check form is submitted. Otherwise, it is not needed. <ul style="list-style-type: none"> <li>• Tenant submits schematic plan, color boards/materials, etc.</li> <li>• Commercial Operations arranges meeting with Team.</li> <li>• Team reviews submittal.</li> </ul>
<b>Construction Permitting Process</b>	
<b>STEP 3: 30 days</b> (Prepare Design Development Documents)	Refined design documents to be submitted by the end of the phase.
<b>STEP 4: 60 days</b> (Prepare Construction Documents)	Construction documents are to be submitted by the end of the phase.
<b>STEP 5: 15 days</b>	100% construction document review. The permit process begins.
<b>STEP 6: 15 days</b>	Tenant revises plans to accommodate review comments.
<b>STEP 7: 7 days</b>	Revised plans are reviewed and back-check completed.
<b>STEP 8: 7 days</b>	Pre-construction meeting is held which includes Commercial Operations.
<b>STEP 9: 1 day</b>	Construction begins – Commercial Operations are notified if and when major changes occur in materials/design, etc.



## GENERAL CONDITIONS

*The purpose of this process is to provide guidelines to all involved in the modifications of existing Miami International Airport facilities. The object is to provide an expeditious submittal, review and approval process. All tenants, architects, engineers, and contractors must be familiar with the Retail Concession Handbook as well as the applicable sections of the Miami International Airport Design Guideline Manual.*

The Miami International Airport Design Guideline Manual is published by MDAD. Its purpose is to inform architects and engineers of acceptable design parameters for the design of construction improvements within the boundaries of the Airport. While this guideline references legally binding codes and standards that have been adopted by the Airport, it is not of itself a code, standard or specification, but rather a guide for the design team. This guideline shall NOT be referenced in construction documents, such as "Note to contractor – Construct in accordance with the Design Guideline Manual."

## PROFESSIONAL RESPONSIBILITY STATEMENT

Except as otherwise approved by Planning and Engineering on an individual project basis, the design of any and all facilities located within the boundaries of the Airport must be accomplished by a practicing professional architect and/or engineer duly licensed in the State of Florida. The professional will sign and seal his/her work. Work shall be confined to the field of practice in which the professional is duly licensed by the State of Florida to practice.

## INFORMATION RELEASES

It should be noted that news releases and release of information in general are ways that the airport may keep the public informed and may maintain public

interest in and support for Airport activities. News releases shall reflect the overall activities, goals and objectives of the Airport as opposed to emphasizing an isolated event. To accomplish this, all communications to the public media must first be submitted to the appropriate controlling authority.

## HANDICAPPED REQUIREMENTS

Miami International Airport intends to make all facilities accessible to and usable for all persons with disabilities. All building and facilities shall be designed and constructed to provide access by personnel with disabilities. Improvements to existing facilities available to the public will require that handicap requirements are complied with for the entire facility. The design shall use the applicable state and national laws in the design of these facilities.

## CONSTRUCTION AND EXISTING CONDITIONS

All new construction at the Airport will require detailed information on the source of funds to be used to pay for the costs of the proposed improvements before a permit to proceed is released. To assist the Tenant in satisfying these requirements, a form Affidavit of Funding and Certification Letter is available from the Airport.

Tenant construction shall proceed only on the basis of drawings approved by the Project Coordinator in writing. Changes made between approved drawings and actual construction will require alterations to comply with approved drawings at Tenant's expense.

Tenant Contractors are required to submit one set of construction documents to the Airport prior to start of construction to verify that construction is proceeding from a final approved set of drawings. After verification by Airport, these drawings must be used in the field.

No approval of a plan by the Airport shall be deemed to encompass any variance from this document unless the variance has been so identified in the submitted plans.

In case of any deviations between these criteria drawings and those of the Airport's Lease Outline Drawings, the latter will apply. After receiving Lease Outline Drawings and prior to starting construction, the Tenant shall provide complete working drawings and specifications for the construction of the leased premises for the Airport's written approval.

During all phases of plan development prior to the construction bidding process and/or commencement of construction, Tenant shall make a physical on-site inspection of the demised premises or have their Architect do so.

**They must verify the as-built location, conditions and physical dimensions of the demised premises and the conformance of the final working drawings. Failure to do so shall be at the sole risk and expense of Tenant.**

## CONSTRUCTION WALL

Each Tenant is required to install a temporary construction wall to prevent dust, noise, and unauthorized access.

1. Construction wall is to be installed three feet from tenant's lease line.
2. Wall is to be constructed of white vinyl covered gypsum board on 3 5/8" metal studs. Mechanical attachment of metal studs to airport floor system or bulkhead is NOT permitted. Other means of securing wall must be used, i.e. double sided tape.
3. Doors in wall are to be painted wood to match vinyl gypsum board. A lock is to be provided and a key is to be given to MDAD's representative for access.
4. All signage to be placed on construction barricades must be approved by MDAD prior to installation.

## SUBMITTAL REQUIREMENTS

### PRELIMINARY SCHEMATIC DESIGN

(Step 2 in chart on page 26)

Tenant must submit ten copies of their conceptual design, including:

1. Key plan showing location of shop within the Airport Terminal Building.
2. Preliminary floor plans (scale ¼" = 1'-0") indicating interior design concept.
3. Typical interior elevations (scale ¼" = 1'-0").
4. Storefront elevation and section, including any graphics and signage. Indicate all materials and finishes (scale ¼" = 1'-0").
5. Preliminary finish schedule.

In addition to the drawings listed above, Tenant must submit in this phase two materials samples boards, one at 20" by 30" and one at 8 1/2" by 11".

### DESIGN DEVELOPMENT

(Step 3 in chart on page 26)

This phase should include the following:

1. Key Plan showing location of shop within the airport building.
2. Building Plans – floor plans, framing plans, sections, elevations, plumbing and mechanical (including design criteria and loads), fire protection and fire detection, electrical and illumination (including tabulated loads), graphics/signing, and design data.
3. Outline Specifications.
4. Revised Cost Estimates and construction schedule.
5. Perspective Rendering.

Tenant schematic and design development drawings must be approved before preparing contract documents. Prior to start of any construction projects

on the Airport in which the applicant bids or lets the contract, the Director must approve a Tenant Construction Application.

### CONSTRUCTION DOCUMENTS

(Step 4 in chart on page 26)

Construction documents are not to begin until all comments from the schematic and design development phases have been incorporated and approval from the airport coordinator is granted.

This phase should include the following:

1. Key plan showing location of shop within the Airport Terminal Building.
2. Floor plans (¼" = 1'-0") indicating storefront construction materials colors and finishes as well as sliding door track location (if required), location of partitions and type of construction, placement of merchandising fixtures and toilet room locations indicating placement of plumbing fixtures.
3. Reflected ceiling plans (¼" = 1'-0") indicating ceiling materials, various heights; location of all light fixtures, their manufacturer's name and catalog number; lamps to be used and mounting (recessed, surface, etc.); location of sprinkler heads and HVAC grilles.
4. Storefront elevation and section (¼" = 1'-0"), including any graphics and signage. Indicate all materials and finishes.
5. Interior elevations, sections, and details sufficient for construction (¼" = 1'-0").
6. Interior finish schedule.
7. Final material samples and color chips firmly attached to 15" x 20" illustration boards. All samples and materials must be clearly labeled and keyed to the appropriate drawings. Sample boards are to be retained by the MDAD Commercial Department for reference as Tenant's construction progresses.

8. Sign details (1 ½" = 1'-0") indicating elevation and section views, letter style and size, all colors and materials, methods of illumination, color of illuminate and voltage requirements. Food Tenants to include menu board details as well as proposed method of temporary signage (sales, daily or weekly specials) including location, size, materials, color, letter type and framing method.
9. Mechanical drawings, including electrical, HVAC, plumbing and sprinkler, and load summaries.
10. Drawings must indicate connected electrical loads, weights of heavy equipment, cases, etc.
11. Specifications not on drawings should be submitted on 8 ½" x 11" paper, three sets.

The documents at this point should contain all of the revisions required prior to this submittal. They should be ready to be signed and sealed pending Central Terminal and Miami Dade County Building Department approval. Once these documents are approved, signed and sealed, documents can be provided to contractors for bidding or award.

### ADDITIONAL SUBMITTALS

In addition to the documents described above that are required for the permitting process, the MDAD Commercial Department requires the following Tenant submittals for their review and approval: merchandising and/or menu lists, pricing schedule, hours of operation and staffing schedule. Tenants that provide public seating within their establishment or in other publicly accessible areas must also provide samples of the tables and chairs for testing by the MDAD staff. These submittals must be made during the Preliminary Schematic Design phase.

### RECORD DOCUMENTS

At the completion of construction activities, the Airport record documentation as required by the Miami International Airport Design Guideline Manual shall be provided.

Ref. #	Element	AREA OF RESPONSIBILITY		
		MDAD	Developer	Tenant
1	Column Wraps			■ ■
1	Downlights to Illuminate Column Wraps		■	■
2	New Dropped Ceiling		■ ■	
3	Painting of Existing Ceiling Tile		■	
4a	Blade Sign Armature & Lighting		■	■
4b	Blade Sign Face			■ ■
4c	Remove Existing Tenant Signage		■	
5	Fascia Sign			■ ■
6a	Refinishing of Fascia		■ ■	
6b	Cove Uplight Fixture Revisions	■ ■		
7	Tenant Storefront and Display Lighting System			■ ■
8	Tenant Column Display			■ ■

■ Install      ■ Maintain



