

EXHIBIT I SCHEDULE OF CONCESSIONAIRE IMPROVEMENTS 12-10-14

		SUPPLIED BY		MAINTAINED BY			
AREA	ITEM	AIRPORT	TENANT	FACILITY MAN.	AIRPORT	TENANT	COMMENTS
Building Exterior and Structural							
	Building Roof System						
	Building Structural						
	Exterior Walls						
	Exterior Signage						
	Exterior Glazing						
	Landscaping						
	Directional Signage						
CSB Lobby							
	Exterior Walls & Roof						
	Ceiling						
	Floors						
	Floor Covering						
	FID System						
	Interior Walls & Finishes						
	Wayfinding and Building Signage						Tenant Signage - We are only providing the infrastructure for the tenants to install their own signage.
	Public Seating						
	Concession Areas (if applicable)						
	Directional Signage						
	Code Required Signage						
	Public Restrooms						
	Lighting						
	Electrical Service						
	Electrical Conduit, Cabling, Outlets						
	Electrical/Data for Luggage Carts						
	Sprinklers						
	Trash & Recyclables Containers						
	Fire/Life/Safety Annunciator System						
CSB Mini-Mall Areas							
	Counters (shells, inserts, etc...)						
	Counter infrastructure (data, elec, comm)						
	Backwall (framing, finish, elec, signage)						
	Flooring						
	Ceiling						
	Lighting						
	HVAC System Distribution						
	Tenant Check-in/Reservations Systems						
	Tenant Telephone Communications System						STS Service provided by authority as option
	Tenant IDF						
	Tenant Computer/WAN Other Systems						
	Trash & Recyclables Containers						Airport will specify appropriate container to match public areas
	Tenant Furniture, Fixtures, Equipment						

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AREA	ITEM	AIRPORT	TENANT	FACILITY MAN.	AIRPORT	TENANT	COMMENTS
Circulation Cores							
	Restrooms						
	Elevators						
	Public Escalators						
	Trash & Recyclables Containers						
	Electrical/Data for Luggage Carts						
CSB Back Office (Admin)							
	Framing						
	Gyp. Board						
	Wall Finish						
	Ceiling						
	Lighting						
	HVAC System Distribution						
	Flooring						
	Frames and Doors						
	Door Hardware						
	Distribution Panels - Electrical and Data						
	Electrical Conduit						
	Electrical Wiring						
	Outlets and Switches						
	Data Conduit						
	Data Wiring						
	Water Line to shell						
	Data Communication Room						
	Data / Comms Room Flooring						
	Data / Comms Room Separate HVAC						
	Data / Comms Room Electrical Backbone						
	Data / Comms Room Comms Conduit						
	Data / Comms Punchdown Board						
	Data / Communications Equipment						
	Data / Communications Installations						
	Tenant Check-in/Reservations Systems						
	Tenant Telephone Communications Systems						
	Tenant Computer/WAN Other Systems						
	Furniture, Fixtures, Equipment						

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AREA	ITEM	AIRPORT	TENANT	FACILITY MAN.	AIRPORT	TENANT	COMMENTS
Ready/Return RAC Floors							
	Ready/Return Deck						
	Ready/Return Deck Waterproofing						
	Ready/Return Lighting						
	Ready/Return Ceiling Hangar System						
	Directional Signage						
	Stairs - Code Required						
	Code Required Signage						
	Fire/Life/Safety Annunciator System						
	Primary Electrical Service Conduit						
	Primary Electrical Service Panel						
	Data / Comms Room Flooring						
	Data / Comms Room HVAC						
	Data / Comms Room Electrical Service						
	Data / Comms Room Comms Conduit						
	Comms Punchdown Board						
	Columns and Vertical Surface Finishes						
	Bottom of Deck Finish						
	Electrical/Data for Luggage Carts						
	Structural enhancement for customer service						
	Customer Service Booths						
	Customer Service Booth HVAC						
	Customer Service Booth Electrical Conduit						
	Customer Service Booth Electrical Wiring						
	Customer Service Booth Data/Comms Conduit						
	Customer Service Booth Data/Comms Wiring						
	Customer Service Booth Data/Comms Installation						
	Customer Service Booth Data/Comms Systems						
	Customer Service Signage						
	Tenant Branding						
	Stall Signage						
	Branded Directional Signage						
	Floor Striping - Primary Circulation						Paint vs thermoplastic
	Gravity Condensation Drains for Booths						
	Deliniation barriers between Brand parking						
	Exit Service Booths						
	Exit Booth HVAC						
	Exit Booth Electrical Conduit						
	Exit Booth Electrical Wiring						
	Exit Data/Comms Conduit						
	Exit Booth Data/Comms Wiring Back to IDF						
	Exit Booth Data/Comms Installation Back to IDF						
	Exit Booth Data/Comms Systems Back to IDF						
	Exit Booth Signage						
	Exit Booth Vehicle Barricades						
	Exit Booth Gate Arms						
	Exit Booth Barricade Operational Systems						
	Exit Booth Return Lane Barrier & System						
	Trash & Recyclables Containers						Airport will specify appropriate container to match public areas
	Leveling pad for customer service booths						

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AREA	ITEM	AIRPORT	TENANT	FACILITY MAN.	AIRPORT	TENANT	COMMENTS
Quick Turn Around Area (QTA)							
	QTA Deck						
	QTA Deck Waterproofing						
	QTA Roof						
	QTA Lighting						
	QTA Code Signage						
	QTA Directional Signage						
	QTA Floor Common Striping						
	Sprinkler Systems						
	Fire/Life/Safety Systems						
	Multi-level Fuel Pump/Distribution System						
	Fuel Island (Inc Structural Upgrades)						
	Fuel Dispensers Inc. Nozzles						
	Fuel Accounting System						
	Fuel Monitoring System						
	O/H Hose Reel System						
	O/H Hose Reels						
	O/H Fluid Distribution System						
	Vehicle Vacuum System						
	Water Supply Hose Bib						
	Water Line to QTA office(s)						
	Wash Bay Structure						
	Wash Bay Exterior Walls						
	Wash Bay Enclosure-Bay Demising Wall/Curtains						
	Drive-through Vehicle Wash System						
	Vehicle Wash Rocker Panel System						
	Vehicle Wash Blower Drying Infrastructure						
	Vehicle Wash R.O. System						
	Excess Water Drainage System						
	Oil/Water Separator(s)						
	Sprinkler Systems						
	Lighting						
	Fire/Life/Safety Systems						
	HVAC						
	Electrical Conduit						
	Electrical Wiring						
	Electrical Outlets and Switches						
	Data/Comms Conduit						
	Data/Comms Wiring						
	Data/Comms Systems						
	Data/Comms Installation						
	Roll-up Doors						
	Emergency Generator						
	Emergency Power Distribution System						

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AREA	ITEM	AIRPORT	TENANT	FACILITY MAN.	AIRPORT	TENANT	COMMENTS
QTA Office and Administration							
	Common Restrooms / Janitor Rooms						
	Freight Elevator						
	Trash room						
	QTA Main Electrical Room						
	QTA Electrical Distribution Rooms						
	RAC IDF Room(s)						
	HCAA IDF Rooms						
	Gyp. Board						
	Wall Finish						
	Ceiling						
	Lighting						
	HVAC Distribution						Chilled water to space provided by authority
	Flooring						
	Frames and Doors						
	Door Hardware						
	Electrical Distribution Panel						
	Electrical Conduit						
	Electrical Wiring						
	Outlets and Switches						
	Data Conduit						
	Data Wiring						
	Breakroom						
	Breakroom Flooring						
	Breakroom Casework						
	Breakroom Plumbing and Sewer						
	Breakroom Garbage Disposal						
	Breakroom Electrical Service						
	Data/Comms Room						
	Data/Comms Room Flooring						
	Data/Comms Room HVAC						
	Data/Comms Room Electrical Service						
	Data/Comms Punchdown Board						
	Data/Communications System						STS provided by authority as an option
	Data/Communications Installations						
	Tenant Check-in/Reservations Systems						
	Tenant Telephone Communications Systems						
	Tenant Computer/WAN Other Systems						
	Furniture, Fixtures and Equipment						

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AREA	ITEM	AIRPORT	TENANT	FACILITY MAN.	AIRPORT	TENANT	COMMENTS
Service Yard							
	Delivery Area						
	Vehicle Access Gates						
	Facility Manager's Office						
	Trash Receptacles and Compactor						
	Hose bibb Trash Area						
	Dumpster Area						
	Fuel Area Improvements						
	Fuel Area Roadways and Signage						
	Fuel Area Fencing						
	Fuel Area Physical Security						
	Fuel Tanks and Req. Improvements						
	Fuel Fill System						
	Security - fuel tank fill point						
Other Requests							
	Bollards						R/R, Core exit & QTA
	CCTV						CSB Public Areas, Cores (inside and exterior perimeter, Service Yard, public roadways, SCS loop road)
	Access Control						
	Central Plant						Chilled water distribution to tenant spaces. Domestic water

PROPOSED AUTHORITY PROVIDED TENENT IMPROVEMENTS FOR SERVICE CENTER SITES

1. Site

- Perimeter chain link fencing and gates
- DOT guard rail around site perimeter
- Conduit infrastructure for tenant supplied guard booth and security devices at locations shown on site plans
- Concrete aprons and islands for guard booths
- Site lighting and conduit infrastructure to light poles for tenant supplied CCTV systems
- Complete paving and drainage
- Minimum required landscaping
- Dumpster enclosure
- Striping

2. Fuel island and carwash

- 12,000 gallon double wall fiberglass UST and fiberglass piping
- Fuel monitoring and inventory control system
- Dual hose dispensers to fuel island
- Pre-engineered steel canopy over fuel island
- Hose reels
- Vacuum system
- Standard RAC carwash equipment and reclaim system and OWS
- Standard masonry carwash building
- Air compressor

3. Service building

- Pre-engineered steel building per each of the 3 sites
- 2 – post vehicle lifts
- Double wall steel oil storage tanks, pumps and piping
- Hose reels
- Air compressor
- HVAC
- Lighting
- Restrooms per each tenant program design
- Break room per each tenant program design
- Back-up generators