

**AVN RCS 21-018**  
**Supplement to Exhibit 12**  
**Tenant Design Criteria (Rev. July 26, 2021)**  
**Revisions Narrative**



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**NARRATIVE: TDC-01**

<b>To</b>	City of Phoenix, DCS McCarthy Building Companies	<b>Date</b>	26 July 2021
<b>Prepared by</b>	SmithGroup/Corgan	<b>Project</b>	AV21000097 Terminal 4 S1 Concourse SmithGroup: 10340.000 Corgan: 17323

**Document Set Date: July 26, 2021**

Re: Tenant Design Criteria Revisions

The following narrative contains changes to the Sky Harbor Terminal 4 S1 Tenant Design Criteria (TDC). However, this narrative is being provided as a convenience to the Vendors and is not itself considered to be a Contract Document. Wherever the Revisions enumerated below modify a portion of a section of the TDC or any portion of the Drawings, the remainder of the Section or Drawing affected shall remain in force.

The intent of this document is to describe changes to Revision July 26, 2021 ("Rev. July 26, 2021) from the TDC. However, it is the responsibility of the Vendor to review the Revision documents and to confirm all scope changes relative to the criteria. Should there be a discrepancy between the TDC and this narrative, the TDC shall govern.

**A. Tenant Design Criteria (Rev. July 26, 2021)**

The below indicates revisions made in the Rev. July 26, 2021 documents from the Rev. June 22, 2021 documents.

Square footage calculation method has been revised to align with the Phoenix Sky Harbor Space Calculation method, refer to page 10 for revised square footages and space calculation method defined.

R1 space has been revised, please refer to page 10 and appendix drawings for updated plan.

1. Page 10 - Concessions Map
  - a. R1 space revised.
  - b. PHX Space Calculation note added.
  - c. Lease lines revised.
  - d. Square footages revised for C1, C2, F1, F2, F3, F4, R1, and R2.
  - e. Square footages totals updated for Retail, Food & Beverage, and Common.
2. Page 42 - Overall Key Plan
  - a. R1 space revised.
  - b. Lease lines revised.
  - c. References to square footages removed. Refer to page 10 and appendix for square footages.
3. Page 44 - Infrastructure Plan
  - a. R1 space revised.

- b. Lease lines revised.
  - c. References to square footages removed. Refer to page 10 and appendix for square footages.
  - d. VAV quantities revised for C1, C2, F1, and R1. Refer to Reflected Ceiling Plans provided in appendix.
  - e. Pathway to roof penetration quantity revised for C2. Refer to Reflected Ceiling Plans provided in appendix.
4. Page 45 - Utilities Matrix
    - a. References to square footages removed. Refer to page 10 and appendix for square footages.
    - b. C2 Club space added.
  5. Page 46 - Common Seating C1
    - a. References to square footages removed. Refer to page 10 and appendix for square footages.
  6. Page 47 - Common Seating C1
    - a. R1 space revised.
    - b. References to square footages removed. Refer to page 10 and appendix for square footages.
  7. Page 48 – C1 Infrastructure Plan
    - a. VAV boxes quantity revised. Refer to Reflected Ceiling Plans provided in appendix.
    - b. References to square footages removed. Refer to page 10 and appendix for square footages.
  8. Page 50 – Club C2
    - a. References to square footages removed. Refer to page 10 and appendix for square footages.
  9. Page 51 – Club C2
    - a. R1 space revised.
    - b. References to square footages removed. Refer to page 10 and appendix for square footages.
  10. Page 52 – C2 Infrastructure Plan
    - a. VAV box quantities revised. Refer to Reflected Ceiling Plans provided in appendix.
    - b. Pathway to roof penetration quantity revised. Refer to Reflected Ceiling Plans provided in appendix.
    - c. References to square footages removed. Refer to page 10 and appendix for square footages.
  11. Page 54 – Food + Beverage F1
    - a. References to square footages removed. Refer to page 10 and appendix for square footages.
  12. Page 55 - Food + Beverage F1
    - a. R1 space revised.
    - b. References to square footages removed. Refer to page 10 and appendix for square footages.
  13. Page 56 - F1 Infrastructure Plan
    - c. VAV box quantity revised. Refer to Reflected Ceiling Plans provided in appendix.
    - d. References to square footages removed. Refer to page 10 and appendix for square footages.
  14. Page 58 – Food + Beverage F2
    - a. References to square footages removed. Refer to page 10 and appendix for square footages.

15. Page 59 - Food + Beverage F2
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
16. Page 60 – F2 Infrastructure Plan
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
17. Page 62 – Food + Beverage F3
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
18. Page 63 - Food + Beverage F3
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
19. Page 64 – F3 Infrastructure Plan
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
20. Page 66 - Food + Beverage F4
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
21. Page 67 - Food + Beverage F4
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
22. Page 68 – F4 Infrastructure Plan
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
23. Page 70 – Retail R1
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
24. Page 71 – Retail R1
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
25. Page 72 – R1 Infrastructure Plan
  - a. R1 space revised.
  - b. VAV box quantity revised. Refer to Reflected Ceiling Plans provided in appendix.
  - c. References to square footages removed. Refer to page 10 and appendix for square footages.
26. Page 74 – Retail R2
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
27. Page 75 – Retail R2
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
28. Page 76 – R2 Infrastructure Plan
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.

29. Page 78 – Retail R3
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
30. Page 79 – Retail R3
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
31. Page 80 – R3 Infrastructure Plan
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
32. Page 82 – Retail R4
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
33. Page 83 – Retail R4
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
34. Page 84 – R4 Infrastructure Plan
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
35. Page 94 – Infrastructure Plan
  - a. R1 space revised.
  - b. References to square footages removed. Refer to page 10 and appendix for square footages.
  - c. VAV quantities revised for C1, C2, F1, and R1. Refer to Reflected Ceiling Plans provided in appendix.
  - d. Pathway to roof penetration quantity revised for C2. Refer to Reflected Ceiling Plans provided in appendix.
36. Page 95 – Utilities Matrix
  - a. References to square footages removed. Refer to page 10 and appendix for square footages.
  - b. C2 Club space added.

#### **Appendix**

37. Page 129 - 02A F/B + Retail Overall Passenger Key Plan
  - a. R1 space revised.
  - b. C1, C2, F1, F2, F3, F4, R1, and R2 square footages revised.
  - c. Total SFs updated for Retail, Food & Beverage, and Common.
  - d. PHX Space Calculation notes added.
  - e. Lease lines revised.
38. Page 130 - 02B F/B + Retail Overall Apron Key Plan
  - a. R1 space revised.
  - b. References to square footages removed.
39. Page 131 - 03A F/B + Retail Infrastructure Plan
  - a. R1 space revised.
  - b. References to square footages removed.
  - c. VAV quantities revised for C1, C2, F1, and R1. Refer to Reflected Ceiling Plans provided in appendix.
  - d. Pathway to roof penetration quantity revised for C2. Refer to Reflected Ceiling Plans provided in appendix.

40. Page 132 - 03B Electrical Infrastructure Table
  - a. References to square footages removed.
  - b. Club space provisions revised.
41. Page 133 - 03C Mechanical, Plumbing, Fire Infrastructure Table
  - a. References to square footages removed.
  - b. Club space provisions revised.
42. Page 136 – C1-01 Lease Plan
  - a. Square footage revised.
43. Page 142 – C2-01 Lease Plan
  - a. Square footage revised.
44. Page 149 - F1-01 Lease Plan
  - a. Square footage revised.
45. Page 158 – F2-01 Lease Plan
  - a. Square footage revised.
46. Page 160 – F2-01B Enlarged Lease Plan
  - a. Enlarged plan sheet inserted.
47. Page 167 - F3-01 Lease Plan
  - a. Square footage revised.
48. Page 172 – F4-01 Lease Plan
  - a. Square footage revised.
49. Page 177 - R1-01 Lease Plan
  - a. Plan revised.
  - b. Square footage revised.
50. Page 178 – R1-02 Lease RCP
  - a. Plan revised.
51. Page 179 – R1-03 Roof Plan
  - a. Lease lines revised.
52. Page 182 - R2-01 Lease Plan
  - a. Square footage revised.

## **B. Tenant Design Criteria Revisions (Rev. June 22, 2021)**

The below indicates revisions made in the Rev. June 22, 2021 documents from the March 1, 2021 documents.

1. Page 2 - Table of Contents
  - a. Revised Chapter 3 and 4 page numbers.
2. Page 3 - Table of Contents
  - b. Revised Chapter 5, 6, 7, and 8 page numbers.
3. Page 10 - Concessions Map
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
4. Page 42 - Overall Key Plan
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
5. Page 44 - Infrastructure Plan
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.

Please review this information and advise writer of any misunderstandings or additions.

6. Page 45 - Utilities Matrix
  - a. R1 square footage revised.
7. Page 47 - Common Seating C1
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
8. Page 51 - Club C2
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
9. Page 55 - Food + Beverage F1
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
10. Page 59 - Food + Beverage F2
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
11. Page 63 - Food + Beverage F3
  - a. R1 space revised.
  - b. RR1, R2, R3, R4, F1, and F3 square footages revised.
12. Page 67 - Food + Beverage F4
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
13. Page 70 - Retail R1
  - a. Square footage revised.
14. Page 71 - Retail R1
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
15. Page 72 - R1 Infrastructure Plan
  - a. R1 space revised.
  - b. R1 square footage revised.
16. Page 75 - Retail R2
  - a. R1 space revised.
  - b. R1, R2, R3, R4, F1, and F3 square footages revised.
17. Page 79 - Retail R3
  - a. R1 space revised.
  - b. R1 square footage revised.
18. Page 83 - Retail R4
  - a. R1 space revised.
  - b. R1 square footage revised.
19. Page 94 - Infrastructure Plan
  - a. R1 space revised.
  - b. R1 square footage revised.
20. Page 95 - Utilities Matrix
  - a. R1 square footage revised.

## **Appendix**

21. Page 129 - 02A F/B + Retail Overall Passenger Key Plan
  - a. R1 space revised.
  - b. R1 square footage revised.
  - c. Total square footages revised.
22. Page 130 - 02B F/B + Retail Overall Apron Key Plan

Please review this information and advise writer of any misunderstandings or additions.

- a. R1 space revised.
- b. R1, R2, R3, R4, F1, and F3 square footages revised.
- 23. Page 131 - 03A F/B + Retail Infrastructure Plan
  - a. Infrastructure Plan added.
- 24. Page 132 - 03B Electrical Infrastructure Table
  - a. Electrical table added.
- 25. Page 133 - 03C Mechanical, Plumbing, Fire Infrastructure Table
  - a. Mechanical, Plumbing, Fire Infrastructure Table added.
- 26. Page 134 - 04 F/B + Retail Overall Roof Plan
  - a. R1 space revised.
- 27. Page 150 - F1-01A Enlarged Lease Plan
  - a. Kitchen Utility Zone square footage revised.
- 28. Page 176 - R1-01 Lease Plan
  - a. R1 layout revised with storage room addition.
  - b. Square footage revised.
- 29. Page 177 - R1-02 Lease RCP
  - a. R1 layout revised with storage room addition.
- 30. Page 178 - R1-03 Roof Plan
  - a. R1 layout revised with storage room addition.
- 31. Page 179 - R1-04 Lease Section
  - a. R1 layout revised with storage room addition.
- 32. Page 181 - R2-01 Lease Plan
  - a. Square footage noted.

**End of Memorandum**