



**RFP No. 25-21-43101
Food Hall Concessions**

**Release Date: August 15, 2025
Addendum No. 02**

Submitted Questions and Responses

Question #1. Does this solicitation include Automated Retail in any locations around the food hall?

Response: This RFP does not include any standalone Automated Retail vending locations around the Food Hall.

Question #2. If available, please provide CAD files.

Response: CAD files can be accessed via the following link:
<https://private.filesanywhere.com/guest/fs?v=8c6e638d5f62b3a56eac&C=6933>

Question #3. Please provide design guidelines.

Response: Refer to the attached *Exhibit A: JAA JIA Terminal Guidelines for Tenants*, which are currently the only design criteria available.

Question #4. If available, please provide the reflected ceiling plans and noted clear ceiling heights.

Response: Ceiling Plans are provided in PDF form as *Exhibit B*, for reference only.

Question #5. What are the Common Space requirements? Is this area intended to be open queue space in front of each QSR?

Response: Common Space for Back of House Access & Corridors is not to be intended for Public. Queuing is intended to be contained in the leasehold.



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Question #6. Commons Space SF is listed on LODs, but no boundary is drawn or identified on the LOD drawings. Please identify the common space boundaries on each LOD.

Response: Common Areas are defined within the plans starting on page 32.

Question #7. Please confirm SF of the overall QSR. Is it 3814 SF as noted on page 23, or 3605 SF when you add the subunits on page 31 ?

Response: 3814 is the correct Square Footage.

Question #8. Please confirm SF of location B224. Is it 897 SF as noted on page 31, or 894 SF noted on page 32?

Response: Page 32 is correct.

Question #9. Please confirm SF of location B225. Is it 1082 SF as noted on page 31, or 1029 SF as noted on page 33?

Response: Page 33 is correct.

Question #10. The RFP notes the SF of location B226 681 SF on page 31 and as 946 SF noted on page 34. Will the Airport please confirm the square footage for this unit?

Response: 946 is the correct square footage.



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Question #11. On page 26, the RFP notes "(Refer to Article 1.10)" for section B. Please provide the Article for reference.

Response: Article 1.10 is Responsible Respondent Criteria and can be found on Page 7 of the RFP.

Question #12. Is it acceptable to propose expanding the food hall theme to include the adjacent seating area?

Response: Respondents may propose improvements in the public areas of the food hall area; however, JAA reserves the right to review and approve any such improvements. Please note that such approval is not implied.

Question #13. Is it acceptable to include custom seating, lighting, plantings, and signage in the adjacent food hall seating area?

Response: See Response #12.

Question #14. Will power be supplied to the common fixed seating areas in the food hall?

Response: Power to fixed seating is included in Base Building scope.

Question #15. Is it acceptable for the QSR counter to be placed at the edge of the LOD, or does it need to be set back? If yes, what setback width is required?

Response: The counter should be set back into the leasehold to allow for customer queuing without obstructing passenger flow. The setback width will vary depending on each concession concept's specific queuing needs and operational requirements.



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Question #16. Confirm whether two contiguous units can be combined for a single BWWGO bar footprint; provide any load or utility constraints we should design around.

Response: Space may be reconfigured and adjusted as provided in the RFP Article III, Section 3.02 for the construction of four Quick-Service Food Hall concessions. A bar concept is not intended for this area of the terminal.

Question #17. Confirm allowable bar program scope and any limits on draft beer lines, liquor, and service footprint.

Response: See response to Question #16.

Question #18. Confirm shared storage square footage, location, and lease rate; also chilled storage allocation.

Response: Approximately 500 square feet of storage space will be leased in an area accessible by a service elevator. Subject to JAA approval, modifications may be made by the Concessionaire to the leased storage area to include refrigerated storage. The current lease rate for concession storage is \$30.00 per square foot per year plus applicable taxes.

Question #19. Confirm street pricing policy and any airport premium limits.

Response: See RFP Exhibit F, Section 6.21.

Question #20. Clarify whether MAG escalates with CPI or remains as 85 percent of prior year privilege fees for years 2 to 15.

Response: See RFP Section 1.09(B)(3).



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Question #21. Confirm national coffee brand duplication is permitted, given an existing Starbucks and a second planned for 2027, and whether exclusivity clauses apply for coffee/espresso beverages in the Food Hall.

Response: No exclusive clauses apply.

Question #22. Provide details on any required common-area maintenance (CAM) fees or pro-rata share of airport-operated utilities beyond rent/privilege fees.

Response: Concessionaire shall be responsible for shared use utilities, including its proportionate use of electric, water, trash, and any other applicable utility fees. There are currently no CAM fees.

Question #23. Clarify whether airport or authority provides marketing/promo support for Food Hall tenants (e.g., in-terminal signage, website listings, traveler email promotions).

Response: Authority will work with concessionaires on developing a shared plan for marketing and promoting new concessions. Typically, new concessions are featured as part of the airport's website, social media, and announcements to the media.

Question #24. Provide any restrictions on alcohol service hours versus general open hours (especially for bar operation in BWWGO).

Response: See response to Question #16.

Question #25. Identify any limits on digital signage, menu boards, or external branding visible from concourse.

Response: There are no specific limitations; however, all digital signage, menu boards, and external branding are subject to Authority review and approval.



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Question #26. Confirm whether the Authority requires specific POS integration to airport systems (sales reporting, loyalty program tie-ins, etc.).

Response: No

Question #27. Please define which airlines are intended to utilize the new Concourse B gates.

Response: American Airlines will lease 5 gates and the 1 unleased gate will be served as a common-use gate for multiple airlines.

Question #28. Please provide additional clarity surrounding the Local Preference Program. How will additional scoring and points be allocated for those meeting or missing this requirement?

Response: The Local Preference Program is not part of the evaluated and scored criteria.

Question #29. Will local operators have first priority over outside firms due to the Local Preference Program?

Response: No

Question #30. Will the inclusion of local brands or products within a larger, prime led package count towards the Local Preference Program scoring?

Response: The Local Preference Program is not part of the evaluated and scored criteria. Local offerings and/or themes should be addressed in the corresponding sections of the evaluated criteria.



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Question #31. Can a locally based, certified ACDBE partner provide credit towards the Local Preference Program?

Response: No

Question #32. Are proposers able to offer Minimum Annual Guaranteed rental amounts higher than the stated \$400,000 from the RFP?

Response: Yes

Question #33. Are proposers able to offer Percentage Rent categories and tiers higher than the numbers stated in the RFP?

Response: No

Question #34. Are brand letters required for all proposed national and regional brands?

Response: Brand letters are not required.

Question #35. Are proposed concepts and categories outlined in the RFP the only ones that Authority will consider, or is there openness to innovative or non-traditional alternatives that can better suit the guests' needs?

Response: JAA is open to quick-service concepts categories not listed in the RFP Section 3.02. The example categories listed were non-exhaustive and not intended to be limiting.



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Question #36. Is co-branding allowed within the food hall?

Response: There should be four distinct concession concepts as outlined in Article III, Section 3.02 of this RFP. Cobranding would be considered but would not constitute a preference or a superior response.

Question #37. Is alcohol allowed to be sold within the food hall?

Response: No

Question #38. Will chicken concepts other than Chick-fil-A receive consideration?

Response: Yes

Question #39. Will the existing Starbucks adjacent to the PGA Tour Grill remain operational once the new Starbucks neighboring the food hall opens in 2027?

Response: JAA intends on including this in future bid opportunities.

Question #40. Please provide the proposed menu or planned categories for the Burrito Gallery neighboring the food hall.

Response: A proposed menu is not currently available, the planned category is a Mexican southwestern cuisine restaurant.



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Question #41. Please consider a thirty-day extension for the Food Hall Concessions RFP to allow additional time to develop winning brand lineups, renderings, and partnerships. This extension will allow potential proposers to evaluate the responses to the question-and-answer period and therefore encourage additional bidders to submit.

Response: Given the construction schedule of Concourse B, time is of the essence and an extension will not be granted.

Question #42. Please consider allowing submissions for the Food Hall Concessions and Concourse B Concessions RFPs to be submitted together and on the same date as much information will be repetitive for those bidding on both offerings.

Response: No

The Question and Answer period is closed.

Proposal Due Date is Tuesday, September 9, 2025 at 2:00 PM (EST).



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Exhibit A

JAA JIA Terminal Guidelines for Tenants

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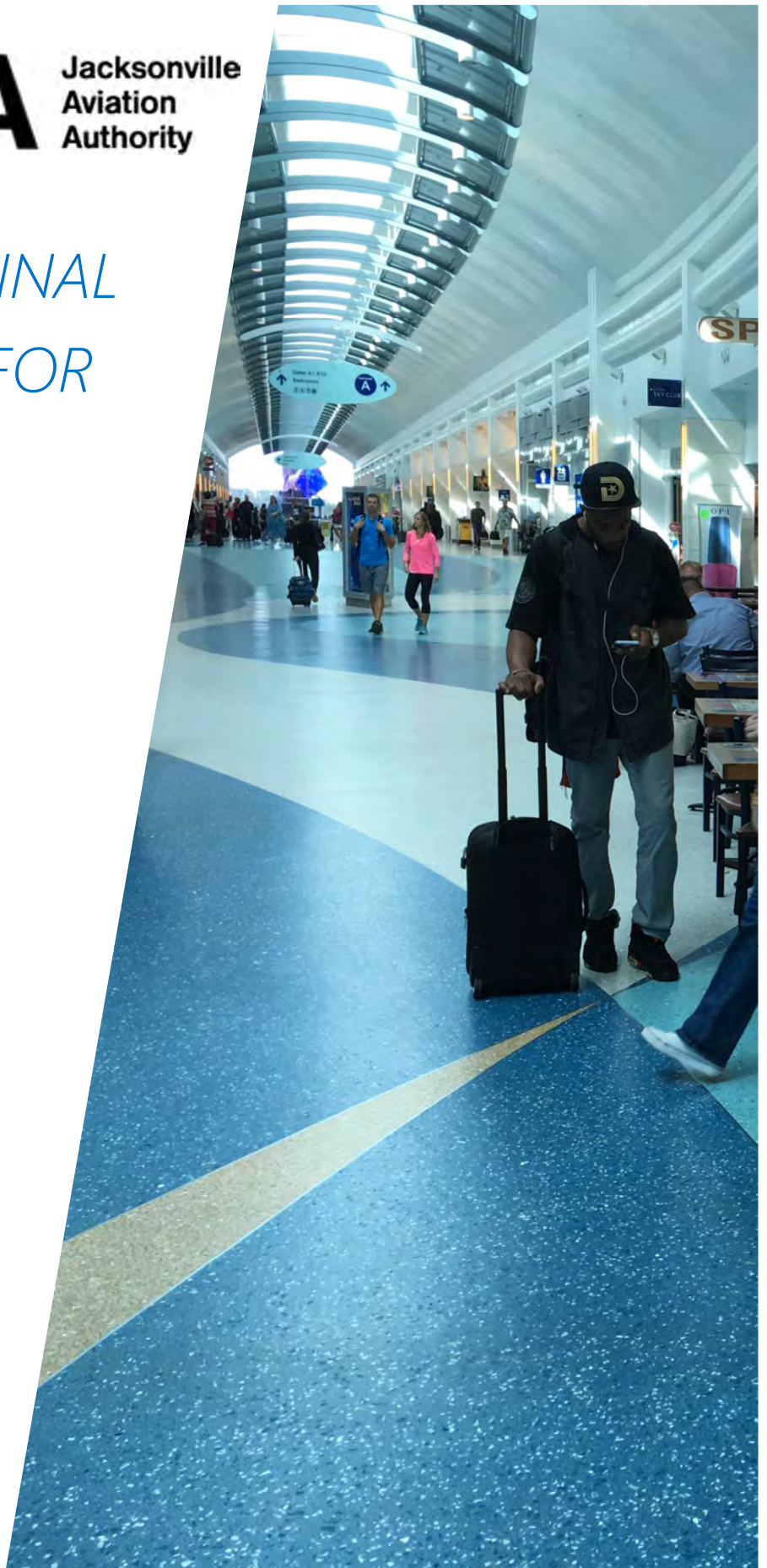


JAA JIA TERMINAL GUIDELINES FOR TENANTS

FEBRUARY 14, 2018

ADDENDUM 1

RS&H





JAA JIA TERMINAL GUIDELINES FOR TENANTS

Originally
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Jacksonville, Florida

Prepared by RS&H, Inc. at the
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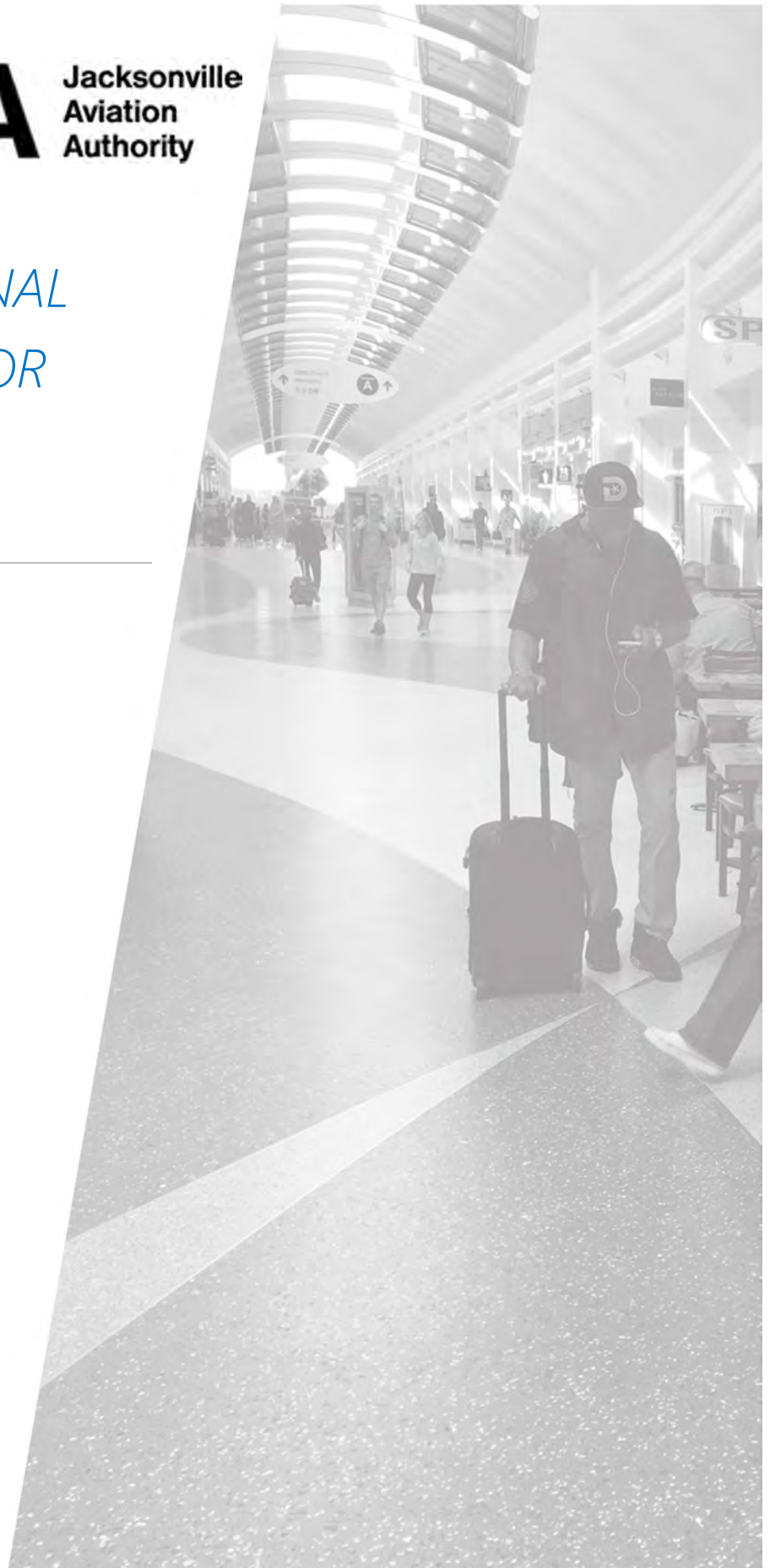


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INTRODUCTION

The purpose of this Jacksonville International Airport (JIA) Terminal Guidelines for Tenants is to assist new tenants and tenants that may be rebranding with Jacksonville Aviation Authority (JAA) approved guidelines. This document is not intended to be an all-encompassing design guide but provides a record of approved guidelines for materials, colors, signage and usage of space by tenants adjacent to and outside of lease lines.

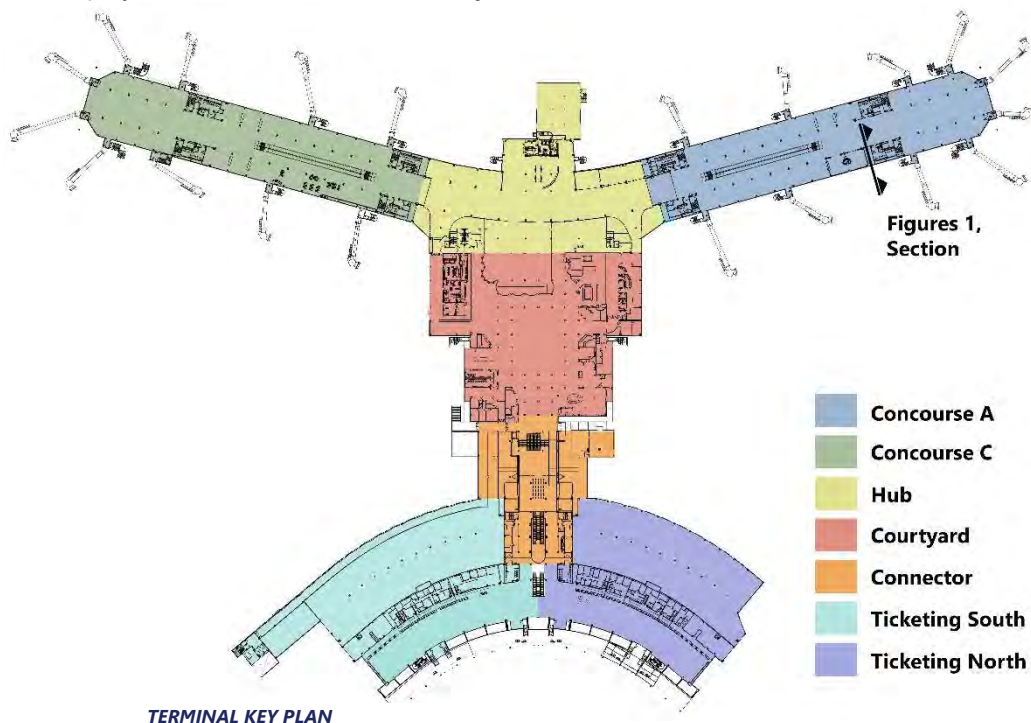
The intent of this guideline is to streamline the design and review process of tenant improved areas within the JIA terminal and to assist tenants with what is allowed directly adjacent to the lease lines. It is not meant to inhibit creativity but serves only to maintain consistency throughout the terminal by all tenants.

If at any time a tenant feels they are being forced into a situation which violates any Code or Ordinance, they should bring said Code or Ordinance requirement to the attention of JAA.

Dimensions and details shown in this manual of existing building conditions are for reference only. It is the responsibility of the tenant to confirm existing conditions and to document any deviation in the existing condition details for JAA review and approval.

Each section of this guide contains one or more existing examples of what is or is not allowed under this guide. Each example is not meant to single out that individual tenant for a violation but serves to illustrate individual guidelines.

This guide focuses on the interface at the lease line and the public space, and it is not intended to restrict design and displays within the lease area not adjacent to the front lease line.



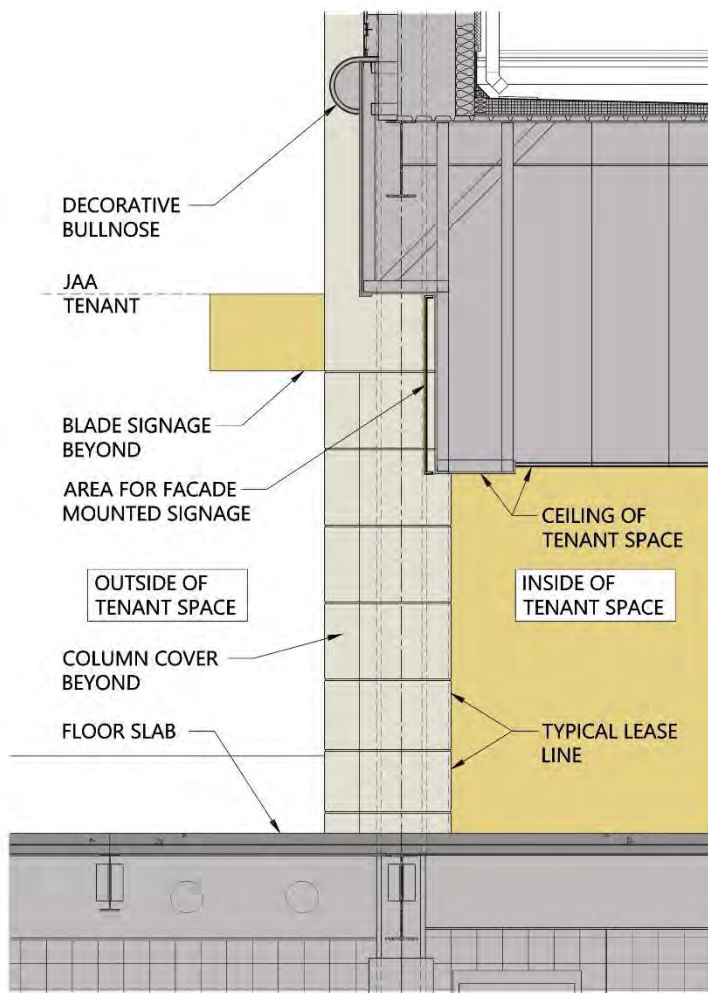
CHAPTER 1

JIA TENANT GUIDELINES

1.1 LEASE / PUBLIC INTERFACE

Although boundaries of a lease seem somewhat imaginary in the actual terminal space, they are necessary to define an area that is designated to one tenant and for that single tenant's use only. No tenant has the right to infringe on another tenant's lease area. Likewise, tenants do not have the right to cross the lease line for reasons of amelioration.

The actual size and geometry of a tenant lease area is determined by JAA and agreed upon in the lease agreement, and that area becomes the basis for tenant improvements. JAA understands the magnitude of the investment tenants make in the terminal and with this publication, it seeks to provide clear guidelines for tenant planning and build-out of the lease space.



1.1.1 Guidelines

Tenants shall respect lease line boundaries and maintain all built-in and freestanding items within said lines unless approved in advance and in writing by JAA. This includes but is not limited to; coolers, vending machines, floor mounted signs, book and magazine racks, merchandise display racks, canopies and other façade enhancements, and seating including tables.

FIGURE 1 - SECTION AT ENTRANCE TO TENANT SPACE – HUB AND CONCOURSE

1.2 FAÇADE MOUNTED SIGNAGE

Signage is an important part of brand recognition. Visibility is everything and the typical perception is “bigger is better.” Inside the passenger terminal there may not be as much opportunity for “bigger is better,” so while working with fixed interior/architecture features, this guide will address signage placement and dimensions.

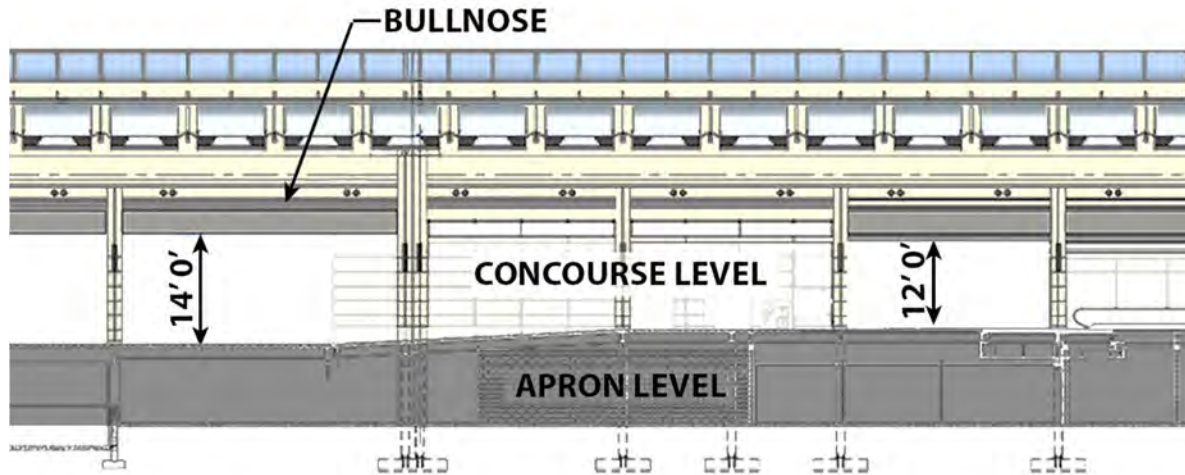


FIGURE 2 - TYPICAL FAÇADE AT CONCOURSES A AND C AT TRANSITION TO HUB AREA

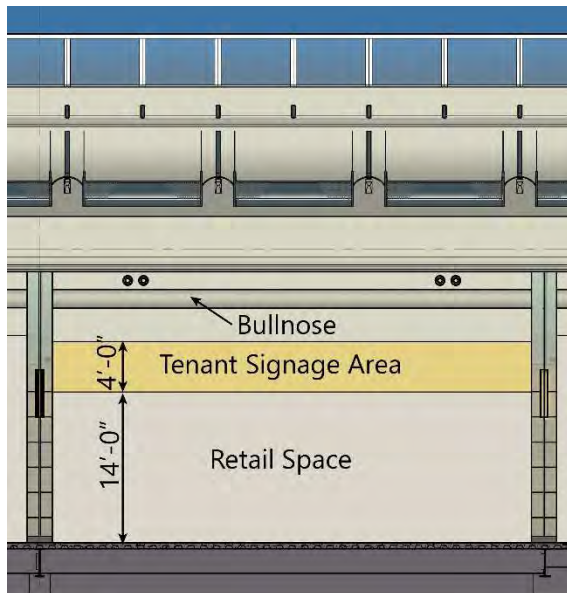


FIGURE 2A – ENLARGED RETAIL FAÇADE AT CONCOURSE A&C

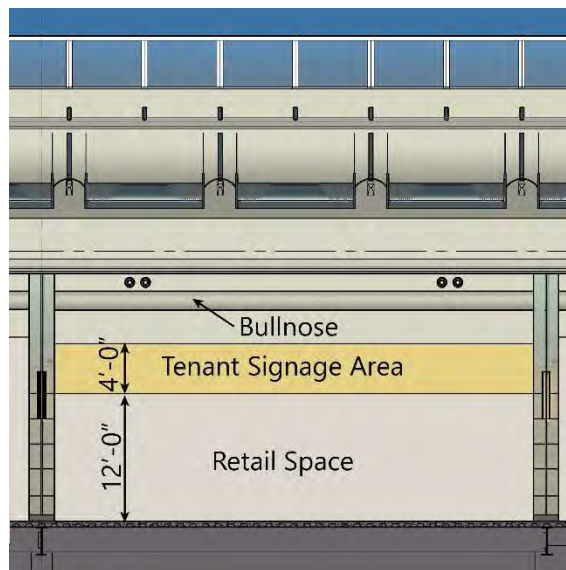


FIGURE 2B – ENLARGED RETAIL FAÇADE AT HUB

Throughout the concourse, the bullnose is at a constant elevation. The floor slopes toward the center of the building (Hub). The distance between the floor and the bullnose vary between the hub and concourse areas but the façade remains consistent and is typically four feet in height.

Guidelines

There are two typical types of signage allowable in the tenant space. Signage parallel to face of façade, Façade Mounted Signage, shall be located between 12' and 16' on Concourse A and C and between 14' and 18' above finished floor at the hub area. Size and geometry shall be considerate of size of lease and façade. Blade Signage shall be fixed just above Acrovyn column cover panels and shall be no larger than 2' high x 3' wide.

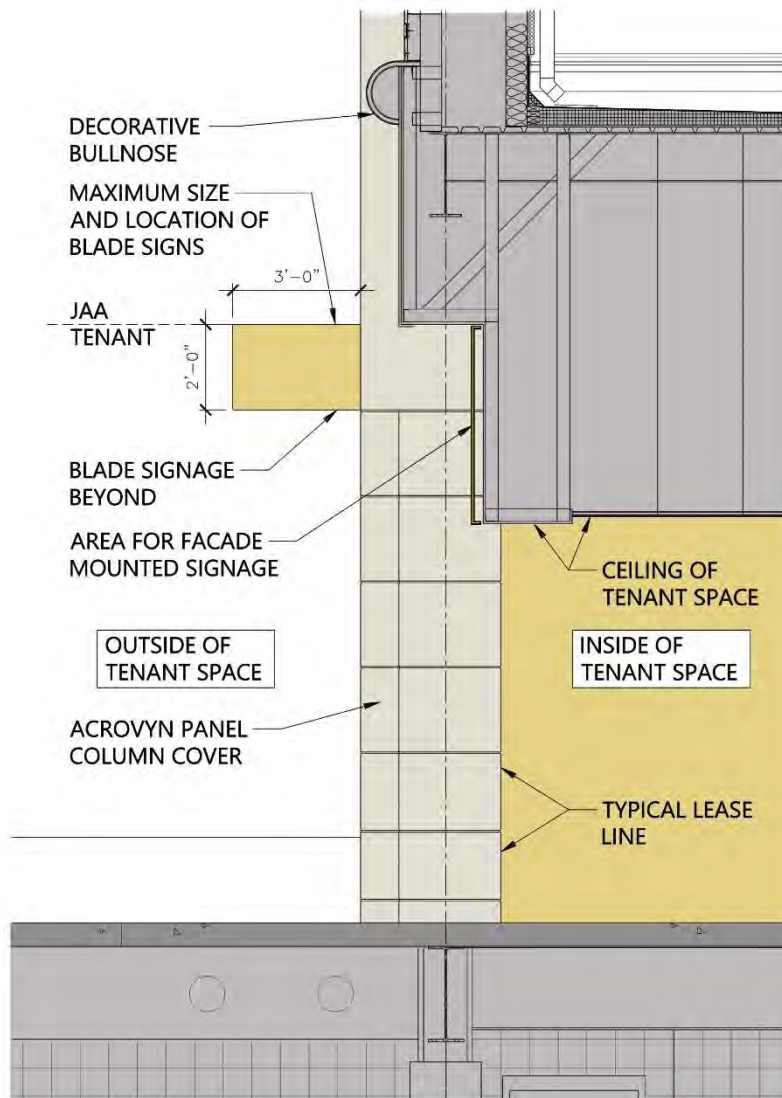


FIGURE 3- TYPICAL SECTION - BLADE SIGNAGE DIMENSION REQUIREMENTS – HUB AND CONCOURSE

1.3 SEATING IN CIRCULATION AREAS

Seating in circulation areas is not normally permitted in the lease agreement. Examples of exceptions have been provided below for reference. Seating within the circulation areas of an airport can cause problems with passengers walking and pulling luggage. Spills can happen on hard surfaces such as terrazzo and tile resulting in a slip and fall hazard. Table and chair legs can be a hazard to wheeled baggage and can result in damage or possible tripping.

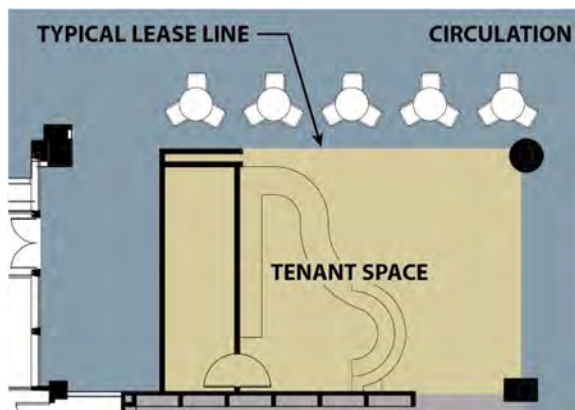


FIGURE 5 – TENANT SPACE - COURTYARD - PLAN

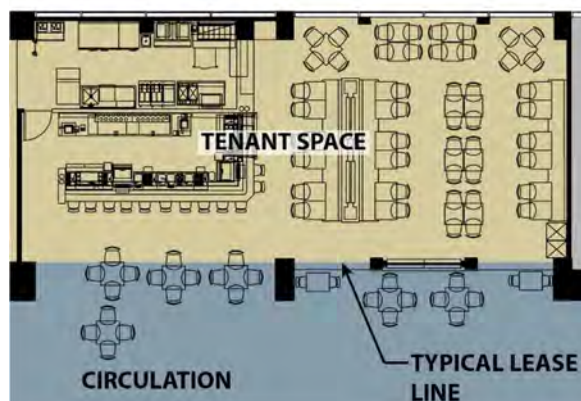


FIGURE 4 – TENANT SPACE - CONCOURSE C - PLAN



FIGURE 7 - TENANT SPACE - COURTYARD



FIGURE 6 - TENANT SPACE - CONCOURSE C

1.3.1 Guidelines

Tables and chairs are not allowed outside of the tenant lease line unless approved in advance and in writing by JAA. If allowed by JAA all seating including tables and chairs shall be separated from the public circulation by a JAA approved barrier. Exceptions to this requirement may be granted by JAA on a temporary basis for a specified period of time. The barrier must not be anchored or attached to the terrazzo floor in any way that damages the terrazzo. The barrier must be structurally sound whereby it will withstand normal bumping and abuse due to passenger traffic without failing and will allow for normal cleaning and maintenance around barrier. JAA shall review and approve means and attachment of proposed barrier.

1.4 MERCHANDISE DISPLAY OUTSIDE OF LEASE AREAS

Although seemingly the best location for display, merchandising racks in public circulation paths can cause congestion and provide obstacles that interfere with passenger movement. Merchandising displays crowded together can also appear as cluttered thus losing their usefulness to attract attention.

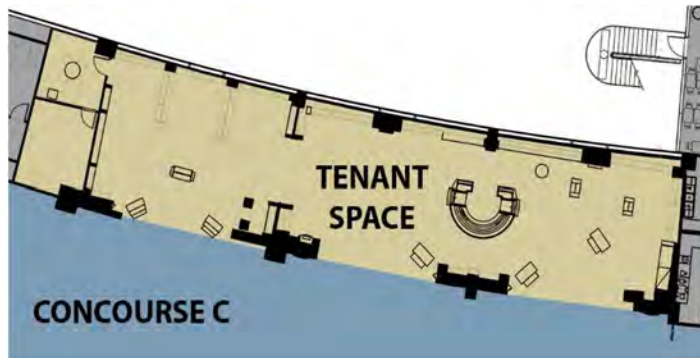


FIGURE 9 – TENANT SPACE - CONCOURSE C - PLAN

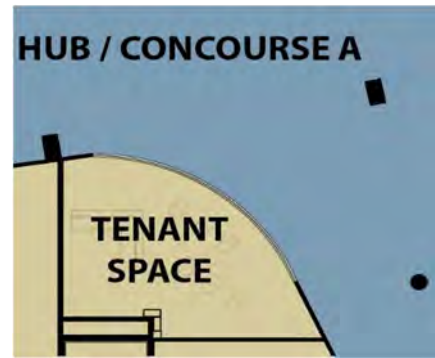


FIGURE 8 – TENANT SPACE – CONCOURSE A - PLAN



FIGURE 11 –TENANT SPACE



FIGURE 10 – TENANT SPACE - CONCOURSE

1.4.1 Guidelines

Merchandising racks are not allowed outside of the tenant lease line unless approved in advance and in writing by JAA. Merchandising racks shall be reviewed as part of the lease agreement. Tenant shall adhere to exact number and locations of merchandise displays outside of lease line as per tenant agreement. Merchandising racks that cause queue lines to form into circulation paths are not allowed at the perimeter of the lease line. Merchandise hanging from hooks applied to wall surfaces are not allowed at the perimeter of the lease area or on the building wall surface outside of the lease area. Merchandising displays permitted by JAA outside of the lease areas may not block the access or line of sight to other tenant areas or signage. JAA approval does not mean that the maximum number of displays must be used at all times. Tenant shall determine best use under the agreement.

1.5 FREE-STANDING SIGNAGE OUTSIDE OF LEASE AREA

Floor mounted signage can be a hindrance to passenger circulation and building cleaning crew.



FIGURE 13 – TENANT SPACE- CONCOURSE C - PLAN

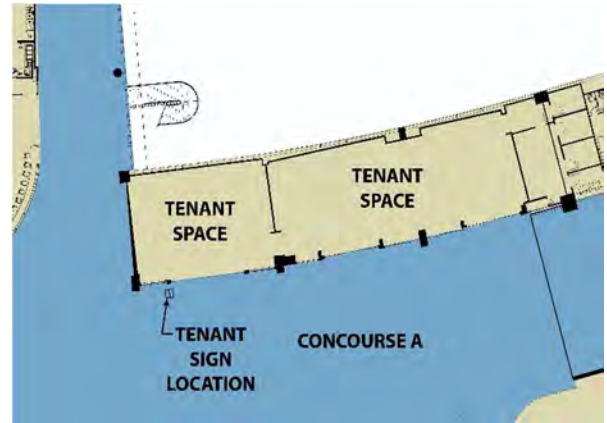


FIGURE 12 –TENANT SPACE - CONCOURSE A - PLAN

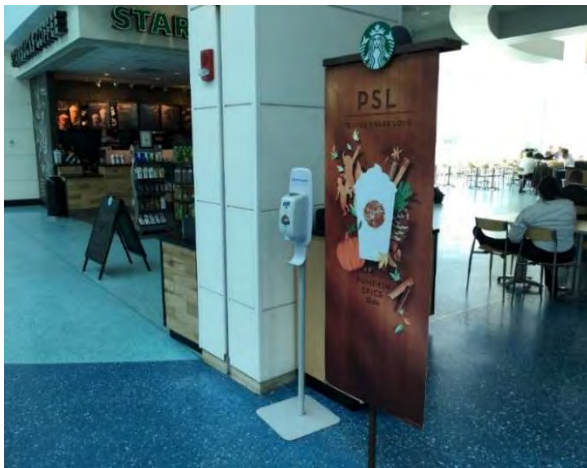


FIGURE 14 – TENANT SPACE - CONCOURSE C - PLAN



FIGURE 15 – TENANT SPACE - CONCOURSE A

1.5.1 Guidelines

Free-standing or floor-mounted signs are not allowed outside of the tenant lease line unless the location and number of such signs has been approved in advance and in writing by JAA. JAA shall approve the number of signs and proper location; approval does not mean that the maximum number of floor mounted signs must be used at all times. Tenant shall determine best use while complying with the agreement. All the floor-mounted signage shall comply with current Florida Building Code accessibility requirements as shown on figure 16.

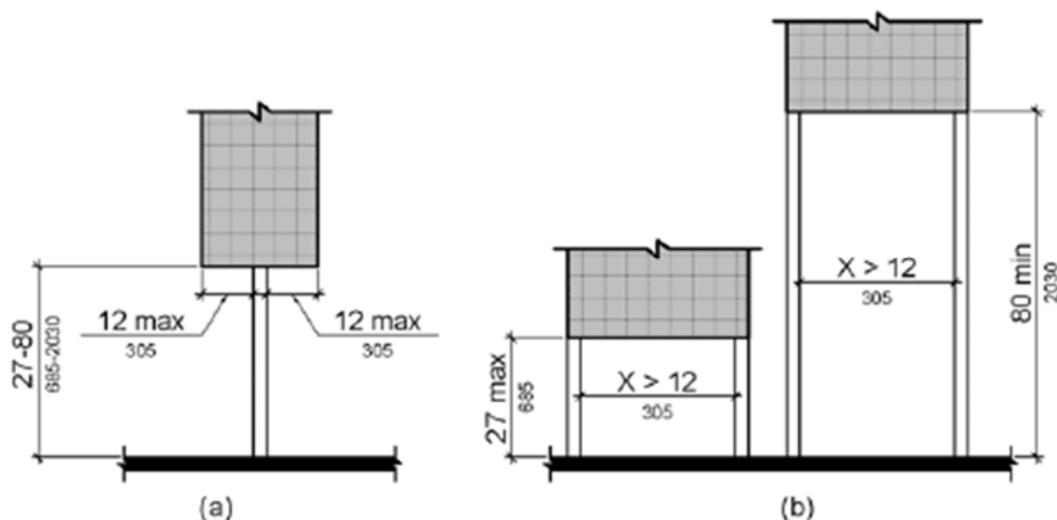


FIGURE 16 - POST-MOUNTED PROTRUDING OBJECTS

Free-standing objects mounted on posts or pylons may overhang circulation paths by no more than 12 inches maximum when standing 27 inches minimum and 80 inches maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches, the lowest edge of such sign or obstruction shall be 27 inches maximum or 80 inches minimum above the finish floor or ground. Exception: the sloping portions of handrails serving stairs and ramps shall not be required to comply.

1.6 VENDING MACHINES IN PUBLIC SPACE

Vending machines, where allowed, shall be positioned such that queuing will not interfere with circulation space.



FIGURE 17 - VENDING MACHINES IN PUBLIC SPACES

1.6.1 Guidelines

Vending machines in public spaces are not allowed unless approved in advance and in writing by JAA. Vending machines shall back up to a wall or a vending machine of equal size so no exposed/unfinished surfaces will be in view.

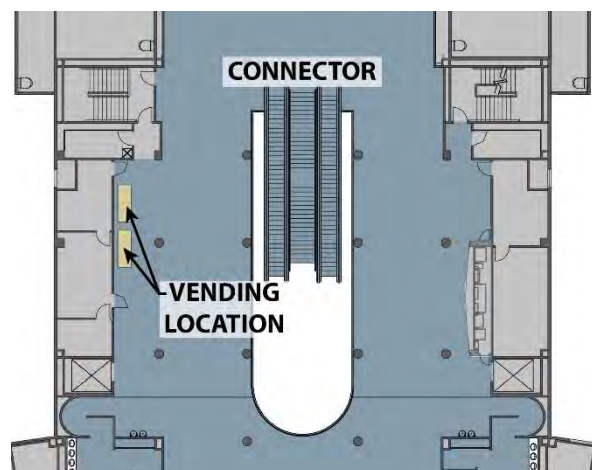


FIGURE 18 - VENDING MACHINES PLAN AT CONNECTOR

1.7 FREESTANDING DISPLAYS: AUTOMOTIVE/MOTORCYCLE/OUTDOOR GEAR



FIGURE 19 – FREESTANDING DISPLAY

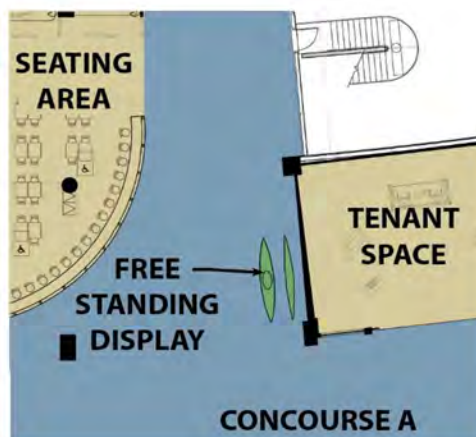


FIGURE 20 – FREE STANDING DISPLAY - PLAN

Freestanding displays pose a unique challenge as they are usually not accompanied by a person who might “police” the immediate area. Therefore, if required, a semi-permanent barrier may be used to prohibit the public from touching the exhibit.

1.7.1 Guidelines

Free standing displays: Automotive/ Motorcycle/ Outdoor Gear are not required to have temporary barriers surrounding them. Portable stanchions are acceptable as long as they appear in like new condition and are in working order. JAA has no requirements as to the distance from the stanchion to the display and advises tenants to determine best practices in keeping the public safe while complying with the lease area agreement. The barrier must be structurally sound whereby it will withstand normal bumping and abuse due to passenger traffic without failing and will allow for normal cleaning and maintenance around barrier. JAA shall review and approve means and attachment of proposed barrier.

1.8 QUEUING LINES AT AIRLINE TICKET COUNTERS

Passenger terminal ticket lobbies were traditionally designed to be a width to accommodate take-away bag belts, agent work space, ticket counters, passenger service and queues and passenger circulation within the same area. In recent years, check-in kiosks have been introduced into the mix thus requiring airports to rethink how the area around the ticket counters should be used. With each configuration comes challenges to passenger circulation and available floor area. Should check-in kiosks be located inside or outside of the queue area? Which direction should they face? Should there be stanchions or barriers surrounding the check-in kiosks?



FIGURE 21 - TICKETING COUNTERS

1.8.1 Guidelines

At JIA, the full depth of the ticketing lobby measures 45 feet from the face of the ticket counters to the base of the columns at the front of the building. A minimum of 25 feet must remain clear for passenger circulation. A maximum of 20 feet in front of each tenant's ticket counter then remains available for passenger queuing, see Figure 22/23.

If stanchions are utilized for queuing, they must be in acceptable and like new condition, organized in an orderly manner, and not confusing to passengers. The layout of the stanchions shall be approved in writing by JAA. When used solely for the purpose of queuing passengers to the ticket counter positions, the authority will provide stanchions in Ticketing and Rent-A-Car areas. All stanchions utilized for passenger queuing in ticketing and rent-a-car areas must be metal with a black finish and all ribbons are to be solid black. No colors or logos are permitted on stanchions or ribbons in the ticketing or rental car areas.

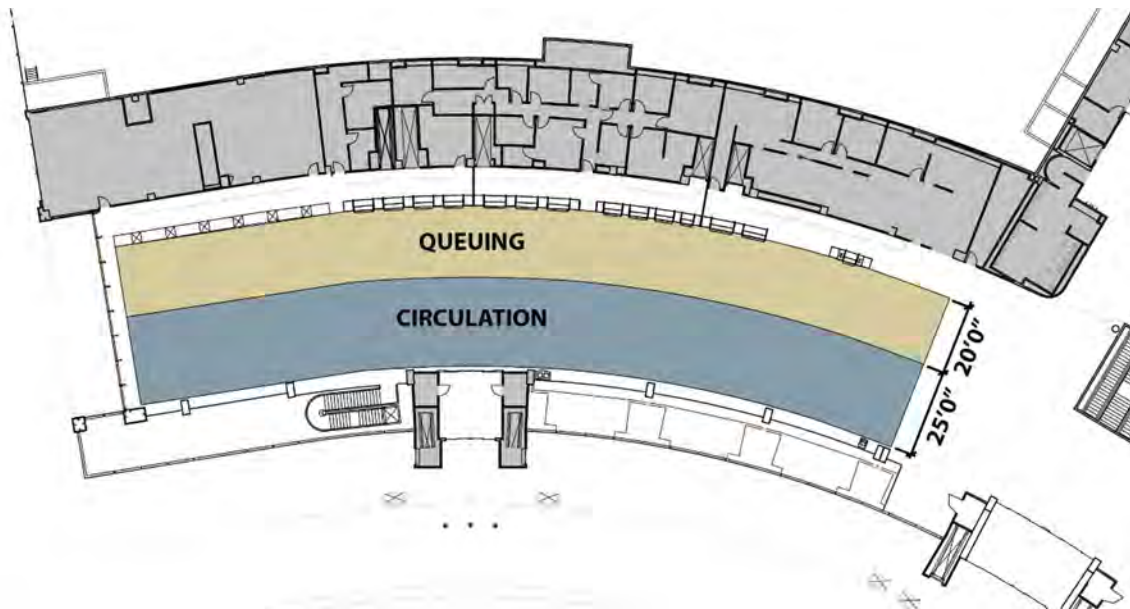


FIGURE 22 - TICKETING COUNTERS – PLAN AT SOUTH TICKET LOBBY

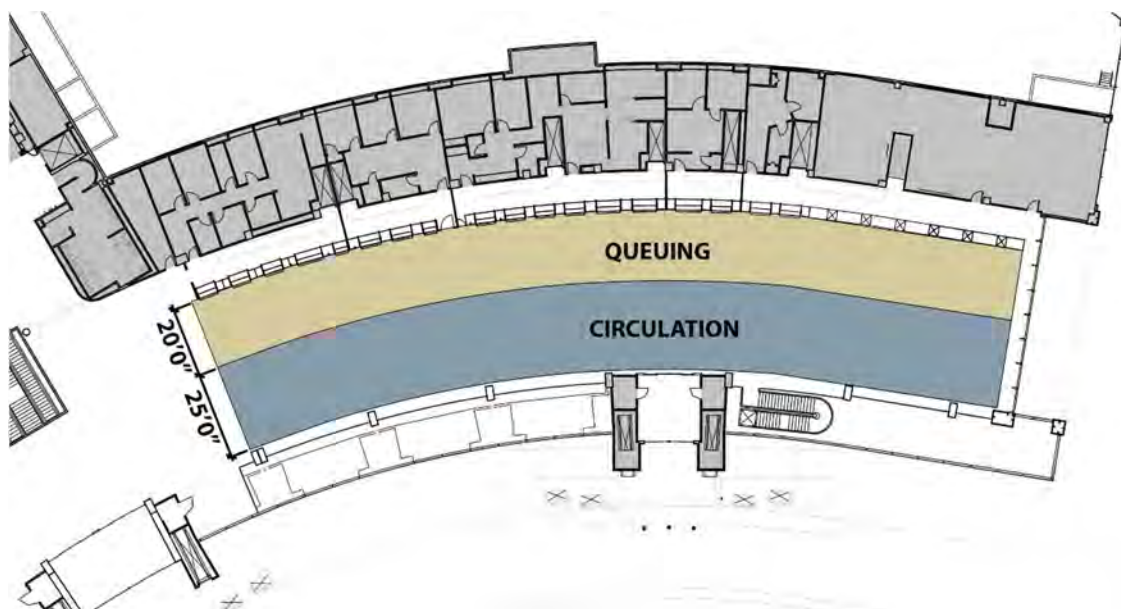


FIGURE 23 - TICKETING COUNTERS – PLAN AT NORTH TICKET LOBBY

1.8.2 Check-in Kiosks

Tenants wishing to utilize check-in kiosks shall first present to JAA a layout and installation plan for approval. Where check-in kiosks are used tenant shall provide adequate queuing so waiting passengers do not hinder the flow of passengers and shall comply with the figure below. Tenants will incur costs on a square foot basis for free standing check-in kiosks anywhere in the Ticket Lobby. Square footage will be assessed as outlined in figure 27. Other configurations will be treated similarly. Self-service kiosks are typically permitted only within each tenants queuing area.

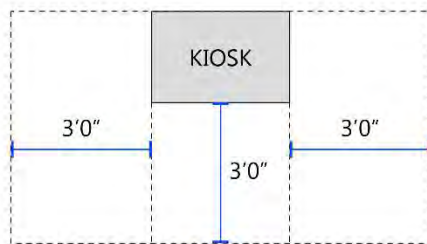


FIGURE 24 - CHECK-IN KIOSKS

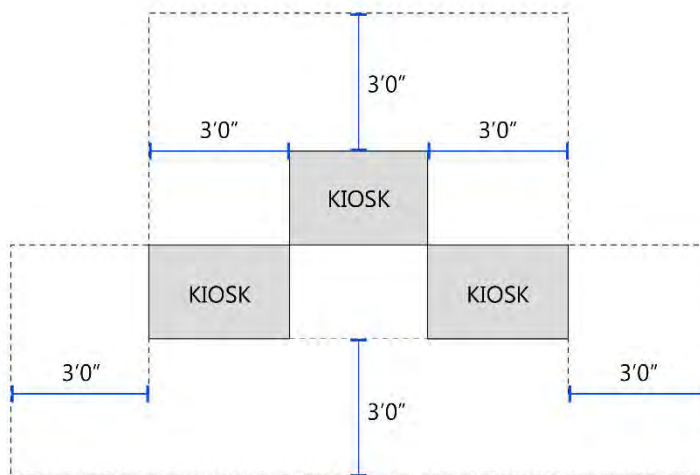


FIGURE 27 - AREA AROUND CHECK-IN KIOSKS

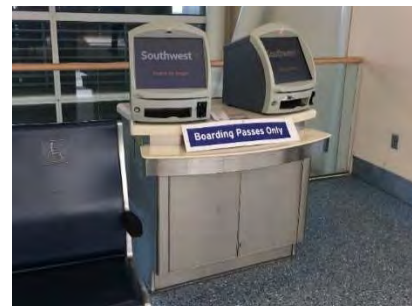


FIGURE 25 - CHECK-IN KIOSKS



FIGURE 26 - CHECK-IN KIOSKS

1.9 QUEUING LINES AT RENTAL CAR COUNTERS

Passenger terminal Baggage Claim lobbies typically contain baggage claim devices, baggage service offices and ground transportation tenants together with adequate circulation space for many passengers with baggage in tow. In recent years, check-in kiosks have been introduced into the mix thus requiring airports to rethink how the area in the baggage claim and rental car counters should be used. With each configuration comes challenges to passenger circulation and available floor area. Should check-in kiosks be located inside or outside of the queue area? Which direction should they face? Should there be stanchions or barriers surrounding the check-in kiosks?

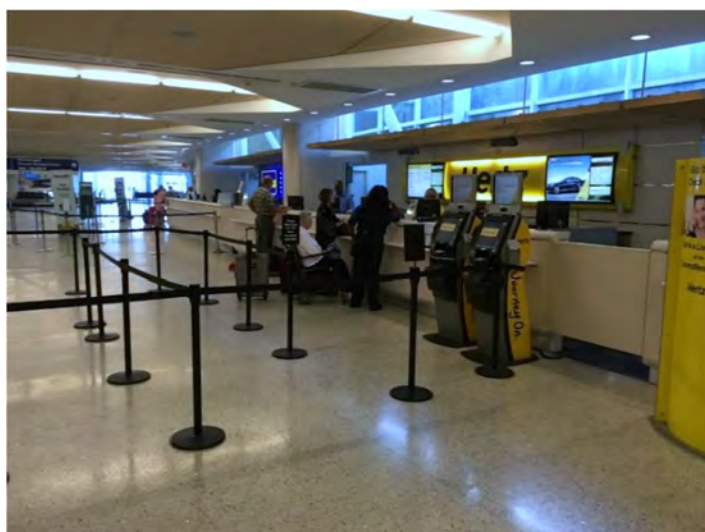


FIGURE 28 - RENTAL CAR QUEUING

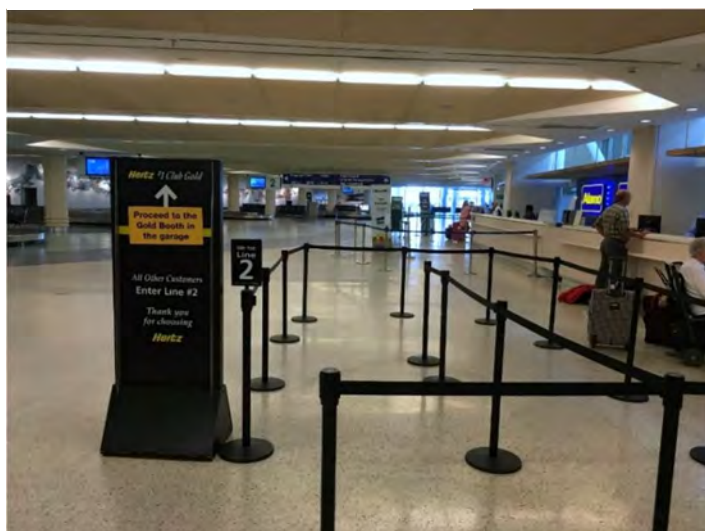


FIGURE 29 - RENTAL CAR QUEUING

1.9.1 Guidelines

At JIA, the full depth of the baggage claim lobby measures 45 feet from the face of the rental car counters to the nearest bag claim device. Up to 14 feet from the face of the counters has been designated as queuing area for the counters. A minimum of 14 feet is reserved as an active waiting area around the bag claim device, leaving 17 feet for passenger circulation. (Figure 30/32)

1.9.2 Check-In Kiosks

Tenants wishing to utilize check-in kiosks shall first present to JAA a layout and installation plan for approval. Where check-in kiosks are used tenant shall provide adequate queuing so waiting passengers do not hinder the flow of passengers. Tenants will incur costs on a square foot basis for free standing check-in kiosks anywhere in the Baggage Lobby. Square footage will be assessed based on figure 31. Other configurations will be treated similarly. Check-in Kiosks are normally permitted only within queuing area.

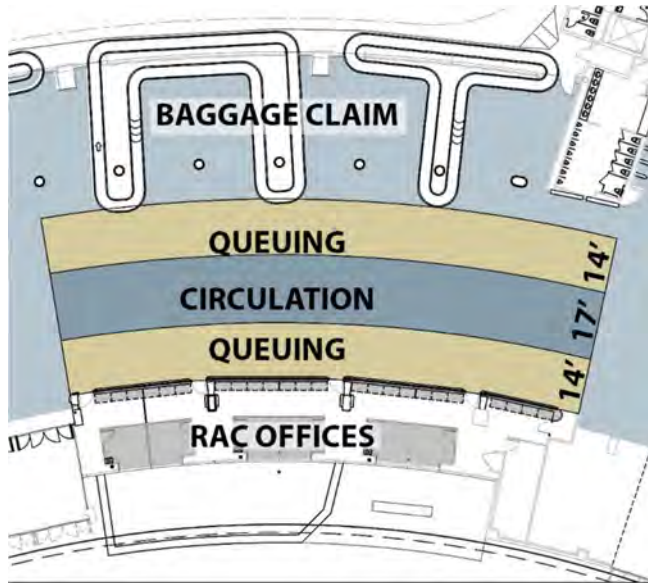
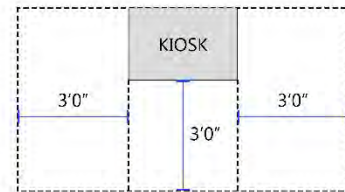


FIGURE 30 - RENTAL CAR QUEUING – PLAN – BAGGAGE CLAIM SOUTH



ASSESSED SQUARE FOOTAGE (TYP.)

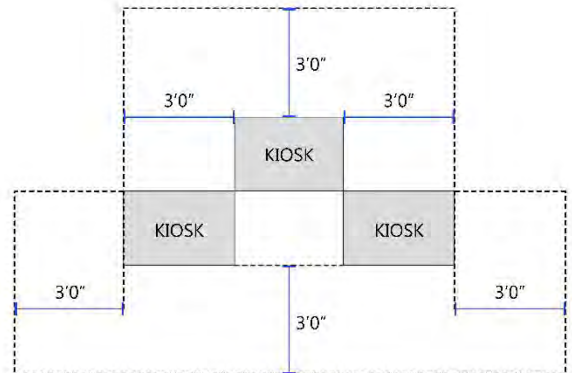


FIGURE 31 - AREA AROUND RENTAL CAR SELF-SERVICE KIOSKS

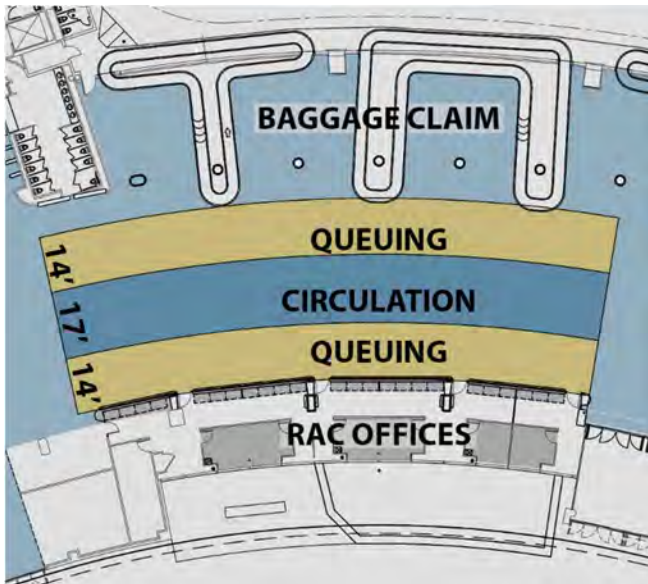


FIGURE 32 - RENTAL CAR QUEUING – PLAN – BAGGAGE CLAIM NORTH

1.10 SIGNAGE RELATED TO QUEUE LINES

Wayfinding and signage in a passenger terminal can be helpful to passengers or can create clutter to the point where the signs are not noticeable. Design professionals realize that less is more when it comes to wayfinding - the same should apply to informational signage throughout terminal buildings. Regulatory signage is something that, by law must be displayed. Tenant specific informational signage, although important, may not have specific requirements as per size, shape or color. Informational signage imposed by different tenants may follow branding standards of individual tenants, and that alone can lead to confusion. Effective signage should stand out in a crowded space without either overpowering or becoming lost within that space.



FIGURE 33 - QUEUEING SIGNAGE



FIGURE 34 - QUEUEING SIGNAGE

1.10.1 Guidelines

Each tenant at the Ticket and Baggage Claim Lobbies shall present to JAA their corporate standard sign package for passenger queuing areas for approval. Tenants shall strive to limit the quantity of and standardize the size of signs of a non-regulatory nature. Every effort should be made to mount all wayfinding signs on stanchion posts. All signs not mounted on stanchion posts shall be mounted on matching posts with baseplates that prohibit overturning. All signage must comply with ADA requirements. One carry on sizer will typically be permitted per tenant. No signage is permitted outside queuing area.

The following is a typical queuing line showing proper signage locations. The signage locations are the same for both airline ticketing and rental car areas.

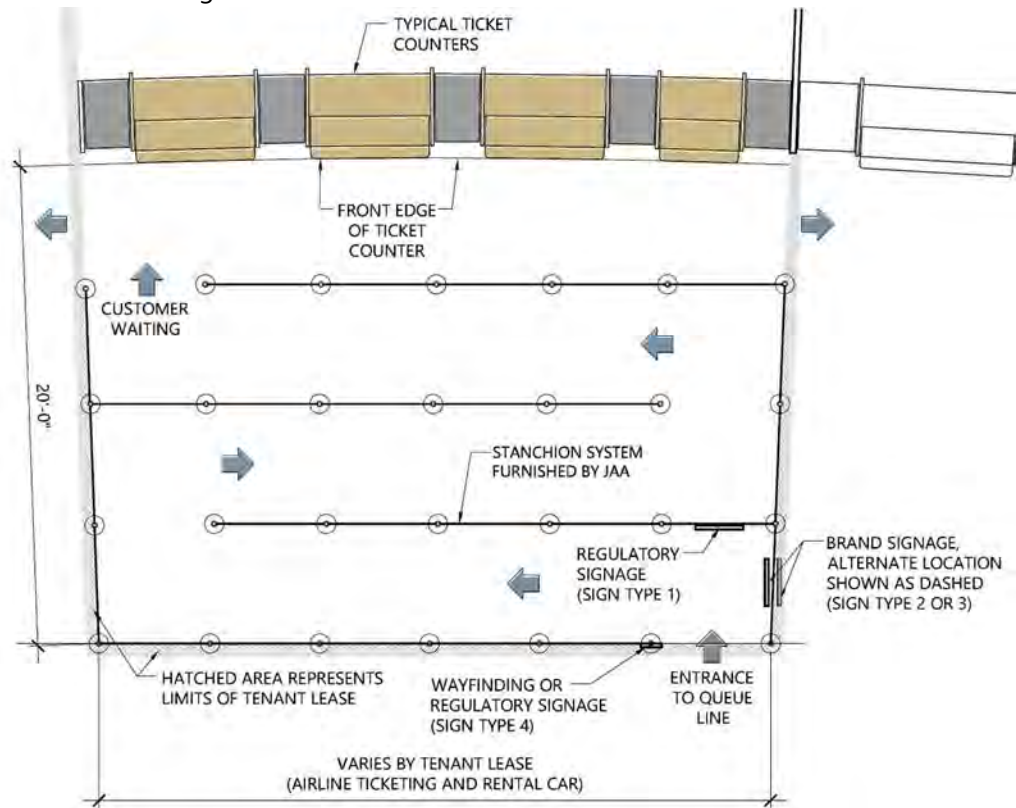


FIGURE 35 - QUEUING SIGNAGE - TICKETING

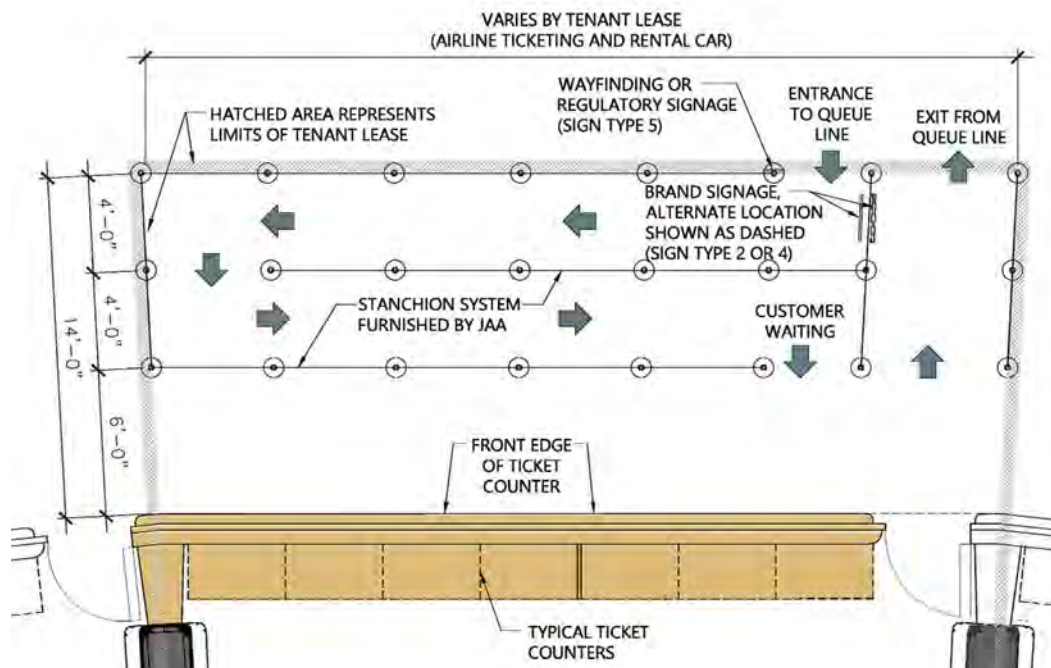


FIGURE 36 - QUEUING SIGNAGE - RENT-A-CAR

The following are existing signs in ticketing and rental car areas

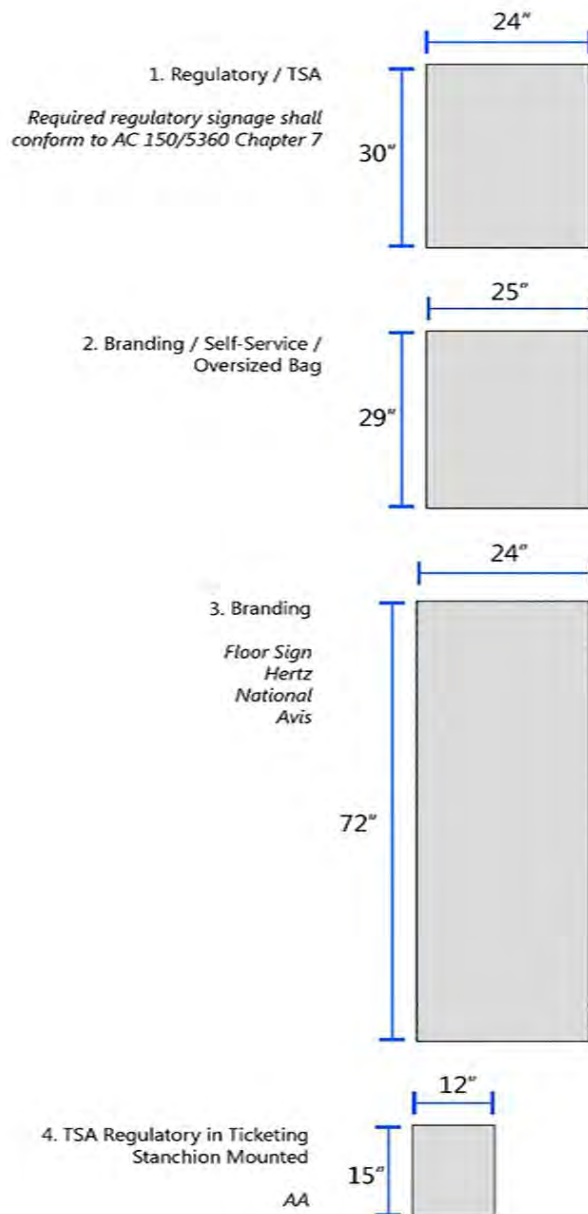


FIGURE 37 - SIGNAGE RELATED TO QUEUE LINES – DIMENSIONS

1.11 ELECTRONIC TICKET COUNTER POSITION DISPLAYS

Airlines are permitted to use electronic display(s) to identify ticket counter positions located in the main ticket lobby located on the second floor. One LED display is permitted per ticket counter position mounted in a horizontal orientation centered directly over the ticket counter position. The electronic display must fit within the dimensions outlined in the diagram below and must have a black bezel. All screens must be similar in size, mounting and installation location. All display mounts must be hung from the soffit located directly over the ticket counter position (see Figure 38) or airline designated self-ticketing bag drop areas. All mount(s) and mounting hardware including wiring must be black in color. All wires must be hidden from view when viewing from in front of the ticket counters (public side of counters). Wire management may be used as long as it is not visible.

1.11.1 Display Area Limitations

No displays shall be mounted below 7'-3", measured from top of finished floor directly in front of ticket counter. Monitors may vary in width but must be no greater than 1'-3" in the vertical dimension. The front face of the display must be parallel with the face of the counter but may be tilted to a maximum of 10 degrees toward the ticket queuing lines. If a wide format display is utilized it must be within 6" of the edge of the ticket counter position directly below, see Figure 38. Should the ticket counter be removed, the monitor shall be centered above the designated position (i.e. Bag drop location, etc.).

1.11.2 Electronic Display Content

The intention of the electronic displays is to provide critical information related to the ticketing process. All messages must be on a solid colored background with contrasting text meeting ADA Guidelines and must be consistent between all monitors utilized. When display is not in use it may have one static logo of the airline centered on the display or the display needs to be turned off. Display cannot be used for advertisements or airline promotional videos.

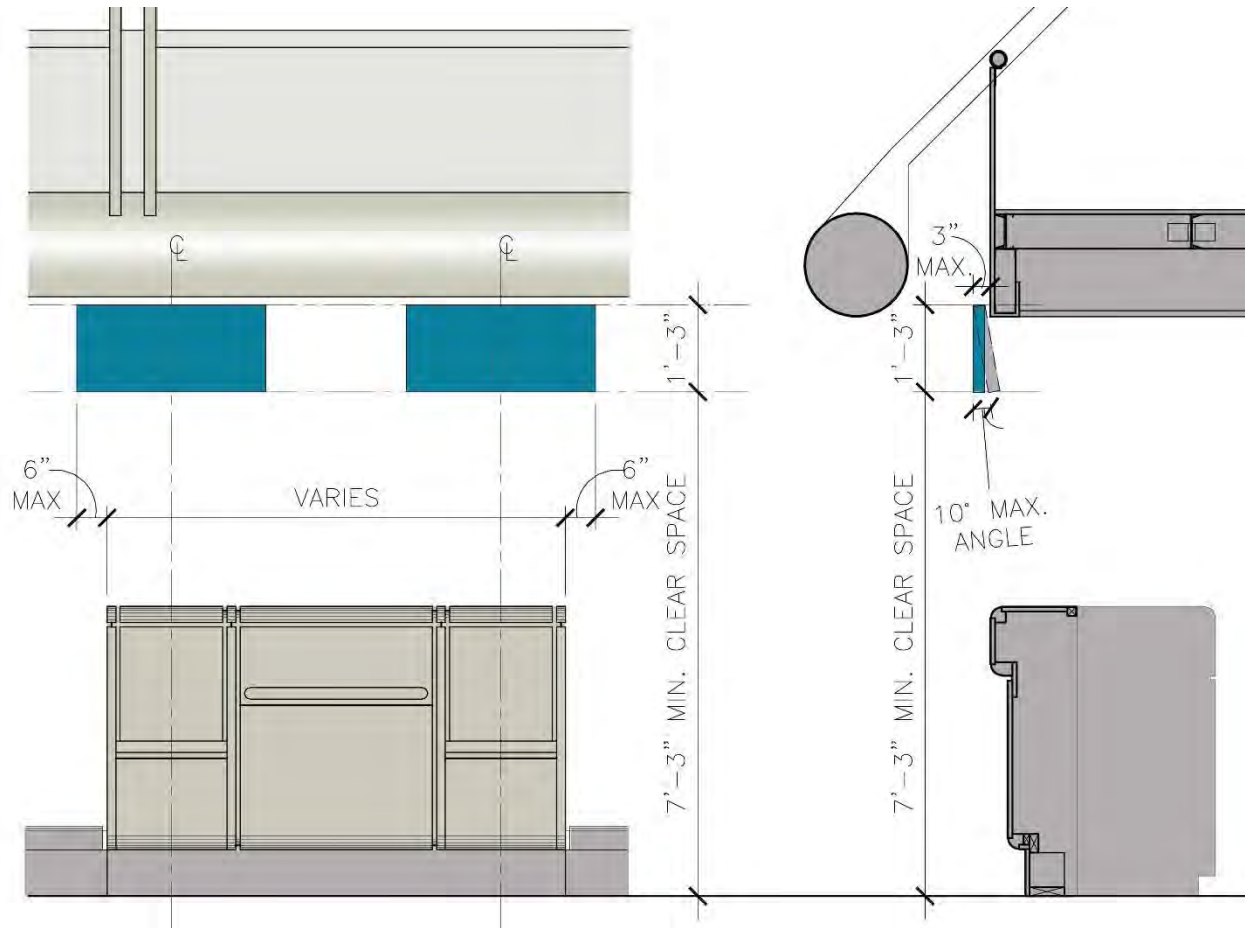


FIGURE 38 – ELECTRONIC TICKET COUNTER POSITION DISPLAYS, ELEVATION AND SECTION

1.12 ELECTRONIC DISPLAYS LOCATED AT PREFERRED USE GATES

An Airline may elect to provide a Gate/Flight Information Display monitor at each of their Preferred Use/Leased Gates. One electronic display monitor per gate may be utilized by the leasing airline(s).

1.12.1 Display Area Limitations

Each display monitor shall be similar in size, bezel color, aspect ratio, mounting height and configuration to the existing JAA CNN monitors. It is important to maintain consistency throughout the Concourses and from gate to gate regardless of the Airline leasing the space. All display mounts to be black in color and all wiring is to be maintained in the area directly behind the display monitor. If power/electric needs to be provided to mounting location, it must be coordinated with JAA in writing prior to any work. It is not acceptable to have exposed wiring and or conduit in the terminal building. Airlines are responsible for installation of any required data or communication equipment required to push information to display monitors. The monitors shall be mounted in a landscape/horizontal position in one of two locations, an interior column or an exterior column.

Interior columns are located within the hold room space. The JAA CNN monitors are mounted on the interior columns throughout the concourses. Any new monitor mounted on an available interior column shall be mounted at the same height and utilize the same mounting bracket as the JAA CNN monitors. The exterior columns are located along the exterior windows of the terminal. Displays may also be mounted on the exterior columns at each gate, displays shall be flush with the top of the column and mounted parallel to the window wall.

1.12.2 Electronic Display Content

The content displayed on each monitor shall be specific to flight, gate and/or passenger information and the information displayed shall be limited to the next scheduled flight only. Display cannot be used for advertisements or airline promotional videos.



FIGURE 39 – INTERIOR COLUMN MOUNT LOCATION



FIGURE 40 – EXTERIOR COLUMN MOUNT LOCATION

1.13 COLOR AND MATERIAL PALETTES AVAILABLE



FIGURE 41 - CONCOURSE MATERIAL PALETTE

JIA allows tenants to design areas within their individual lease holds and an exterior façade (within JAA lease) per corporate standards or if no corporate standard exists they are allowed to design with freedom of material and color pallet.

The following color and material palettes have been adopted by JIA:

Color Palette:
 Paint – Benjamin Moore Paint
 2129-30 Sharkskin
 HC-44 Lennox Tan
 OC-47 Ashwood
 OC-65 Chantilly White
 2129-40 Normandy
 Power coated or Natural Finish
 2129-50 Winter Lake

2129-60 Ranner Gray
 OC-56 Snow White

 Acrovyn High Impact Panel:
 930 Blue Silk-Texture; Pebblette
 360 Baltic Blue-Texture; Pebblette

 Desert Sand-Texture; Sandstone

Solid Surface Material:
 Corian Azure
 Perforated Metal

 Carpet: Interface Entropy



**RFP No. 25-21-43101
Food Hall Concessions**

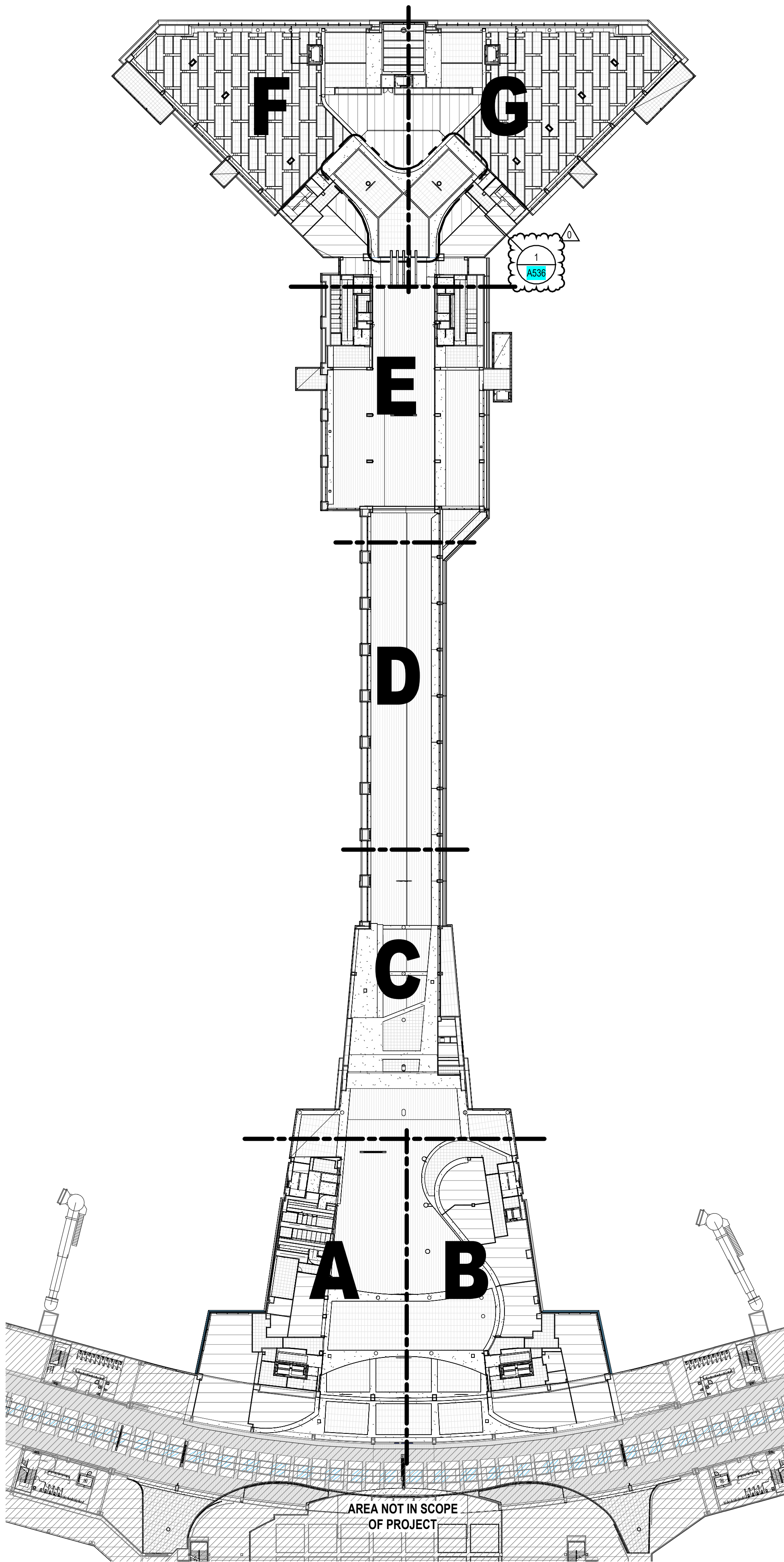
**Release Date: August 15, 2025
Addendum No. 02**

Exhibit B

Ceiling Plans (for reference only)

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3/20/2024 2:45:58 PM Autodesk Docs://US-FL-EGX/2902/JAA-JAX Terminal Expansion Program/JAX_CONCISE_A_R22.rvt



1 OVERALL SECOND FLOOR REFLECTED CEILING PLAN
A132 SCALE: 1" = 50'-0"

CEILING PLAN LEGEND & SHEET NOTES

2' x 4' LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 4' EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 2' LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 2' EMERGENCY FLUORESCENT LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL.

DOWNLIGHT RECESSED CAN LIGHT FIXTURE. REFER TO ELECTRICAL.

DOWNLIGHT EMERGENCY RECESSED CAN LIGHT FIXTURE. REFER TO ELECTRICAL.

WALL MOUNTED EXIT SIGN. REFER TO ELECTRICAL.

CEILING MOUNTED EXIT SIGN. REFER TO ELECTRICAL.

2' x 2' SUPPLY AIR DIFFUSER. REFER TO MECHANICAL.

2' x 2' RETURN AIR GRILLE. REFER TO MECHANICAL.

ACCESS HATCH WHERE REQUIRED. REFER TO MECHANICAL.

2' x 2' MOISTURE-RESISTANT SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.

5/8" GWB ON METAL FRAMING.

5/8" MOISTURE-RESISTANT GWB ON METAL FRAMING.

2' x 4' SUSPENDED METAL PANEL CEILING SYSTEM.

EXTERIOR ALUMINUM COMPOSITE METAL PANEL SOFFIT.

EXTERIOR ALUMINUM COMPOSITE METAL PANEL SOFFIT - ACENT COLOR.

EXPOSED TO DECK/ EPIC DECK. SEE SHEET A140 FOR ADDITIONAL INFORMATION.

EXPOSED TO ABOVE.

GENERAL SHEET NOTES

1. DEVICES HAVE BEEN SHOWN FOR COORDINATION PURPOSES. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ITEMS NOT SHOWN ON REFLECTED CEILING PLANS. CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.

2. ALL CEILING MOUNTED DEVICES SHALL BE CENTERED IN BOTH DIRECTIONS IN ACOUSTICAL CEILING PANELS U.N.O.

3. CENTER SPRINKLER HEADS IN ACOUSTICAL CEILING PANELS WHERE THEY OCCUR. COORDINATE THE LOCATION OF THE SPRINKLER HEADS WITH OTHER CEILING FIXTURES AND EQUIPMENT IN ALL CEILINGS. ENSURE THAT A SYMMETRICAL AND BALANCED ARRANGEMENT IS INSTALLED. CONTRACTING OFFICER IS TO REVIEW INSTANCES OF NON-EQUAL SPACING PRIOR TO INSTALLATION.

4. COORDINATE ACCESS PANELS WITH MECHANICAL DRAWINGS. PROVIDE, INSTALL AND PAINT ACCESS PANELS AS REQUIRED FOR ALL POINTS REQUIRED FOR ACCESSIBILITY ABOVE CEILINGS.

5. REFER TO FINISH LEGEND AND ROOM SCHEDULE FOR ADDITIONAL INFORMATION.

6. ALL NEW GYPSUM SOFFITS TO BE 5/8" TYPE "X" GYP. U.N.O.

7. PROVIDE 5/8" MOISTURE-RESISTANT GYP. FOR CEILING IN LIEU OF TYPICAL GYP. AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO RESTROOMS, JANITOR CLOSET, PET RELIEF, AND KITCHEN AREAS.

8. ALL EXTERIOR EXPOSED FLOOR DECK (ABOVE) AND STEEL AT APRON LEVEL TO RECEIVE MIN. R-10 SPRAY ON INSULATION, U.N.O. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

Jacobs

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FL Cert. Nos. AAC001790*1826001227*CA2822

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5620 *LCC000210 *GB238

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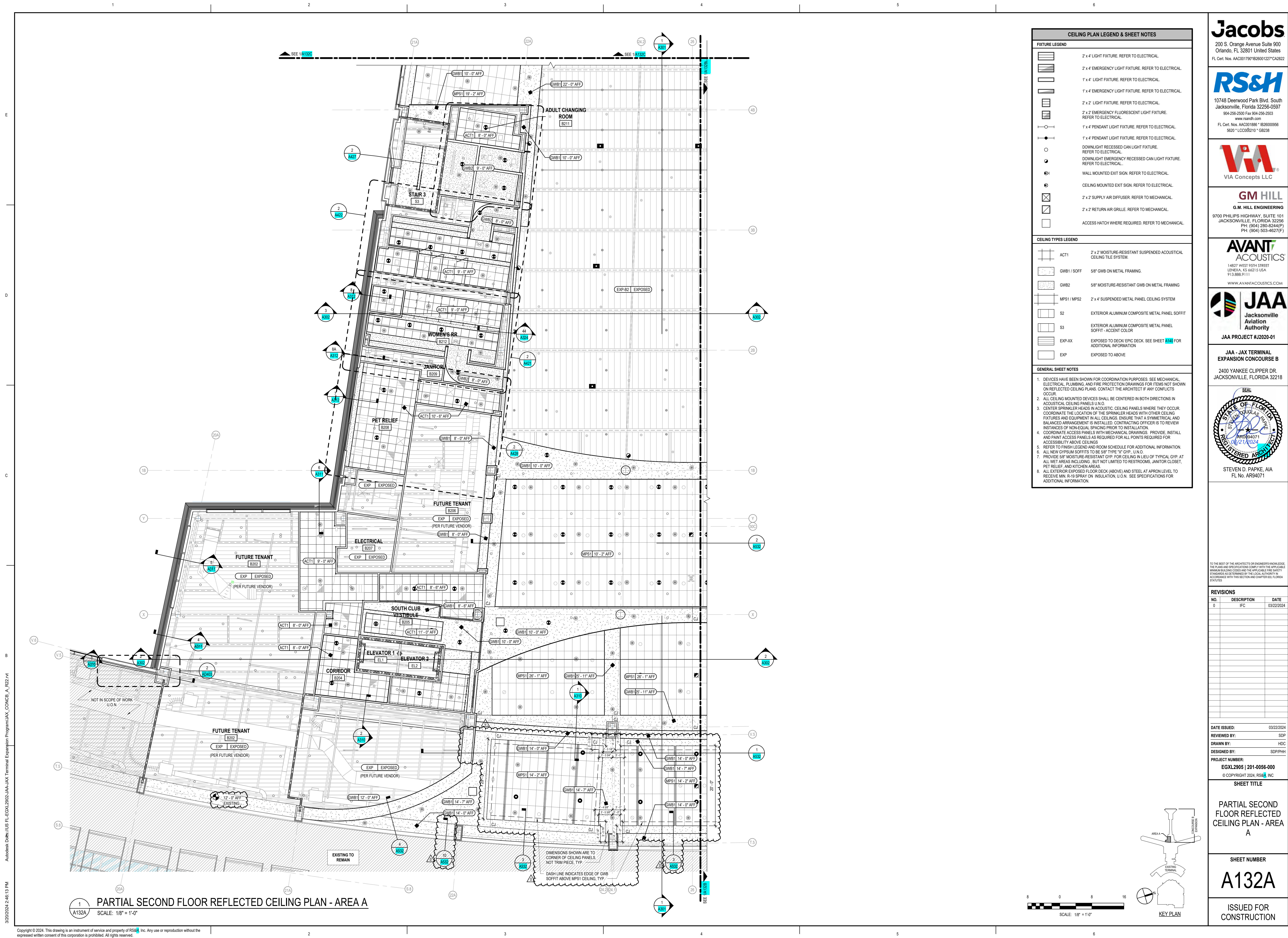
JAA

Jacksonville
Aviation
Authority
JAA PROJECT #J2020-01

JAA - JAX TERMINAL
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JACKSONVILLE, FLORIDA 32218

STEVEN D. PAPKE, AIA
FL No. AR94071

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE,
THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE
MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY
STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN
ACCORDANCE WITH THIS SECTION AND CHAPTERS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 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CEILING PLAN LEGEND & SHEET NOTES

2' x 4' LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 4' EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 2' LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 2' EMERGENCY FLUORESCENT LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' PENDANT LIGHT FIXTURE. REFER TO ELECTRICAL.

DOWNLIGHT RECESSED CAN LIGHT FIXTURE. REFER TO ELECTRICAL.

DOWNLIGHT EMERGENCY RECESSED CAN LIGHT FIXTURE. REFER TO ELECTRICAL.

WALL MOUNTED EXIT SIGN. REFER TO ELECTRICAL.

CEILING MOUNTED EXIT SIGN. REFER TO ELECTRICAL.

2' x 2' SUPPLY AIR DIFFUSER. REFER TO MECHANICAL.

2' x 2' RETURN AIR GRILLE. REFER TO MECHANICAL.

ACCESS HATCH WHERE REQUIRED. REFER TO MECHANICAL.

CEILING TYPES LEGEND

ACT1

2' x 2' MOISTURE-RESISTANT SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.

GWB1 / SOFF

5/8" GWB ON METAL FRAMING.

GWB2

5/8" MOISTURE-RESISTANT GWB ON METAL FRAMING

MPS1 / MPS2

2' x 4' SUSPENDED METAL PANEL CEILING SYSTEM

S2

EXTERIOR ALUMINUM COMPOSITE METAL PANEL SOFFIT

S3

EXTERIOR ALUMINUM COMPOSITE METAL PANEL SOFFIT - ACENT COLOR

EXP-JX

EXPOSED TO DECK/ EPIC DECK. SEE SHEET A140 FOR ADDITIONAL INFORMATION

EXP

EXPOSED TO ABOVE

GENERAL SHEET NOTES

1. DEVICES HAVE BEEN SHOWN FOR COORDINATION PURPOSES. SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR ITEMS NOT SHOWN ON REFLECTED CEILING PLANS. CONTACT THE ARCHITECT IF ANY CONFLICTS OCCUR.

2. ALL CEILING MOUNTED DEVICES SHALL BE CENTERED IN BOTH DIRECTIONS IN ACOUSTICAL CEILING PANELS U.N.O.

3. CENTER SPRINKLER HEADS IN ACOUSTIC CEILING PANELS WHERE THEY OCCUR. COORDINATE THE LOCATION OF THE SPRINKLER HEADS WITH OTHER CEILING FIXTURES AND EQUIPMENT IN ALL CEILINGS. ENSURE THAT A SYMMETRICAL AND BALANCED ARRANGEMENT IS INSTALLED. CONTRACTING OFFICER IS TO REVIEW INSTANCES OF NON-EQUAL SPACING PRIOR TO INSTALLATION.

4. COORDINATE ACCESS PANELS WITH MECHANICAL DRAWINGS. PROVIDE, INSTALL AND PAINT ACCESS PANELS AS REQUIRED FOR ALL POINTS REQUIRED FOR ACCESSIBILITY ABOVE CEILINGS.

5. REFER TO FINISH LEGEND AND ROOM SCHEDULE FOR ADDITIONAL INFORMATION.

6. ALL NEW GYPSUM SOFFITS TO BE 5/8" TYPE "X" GYP. U.N.O.

7. PROVIDE 5/8" MOISTURE-RESISTANT GYP. FOR CEILING IN LIEU OF TYPICAL GYP. AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO RESTROOMS, JANITOR CLOSET, PET RELIEF, AND KITCHEN AREAS.

8. ALL EXTERIOR EXPOSED FLOOR DECK (ABOVE) AND STEEL AT APRON LEVEL TO RECEIVE MIN. R-10 SPRAY ON INSULATION. U.N.O. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

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Authority
JAA PROJECT #J2020-01

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STEVEN D. PAPKE, AIA
FL No. AR94071

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 63B, FLORIDA STATUTES.

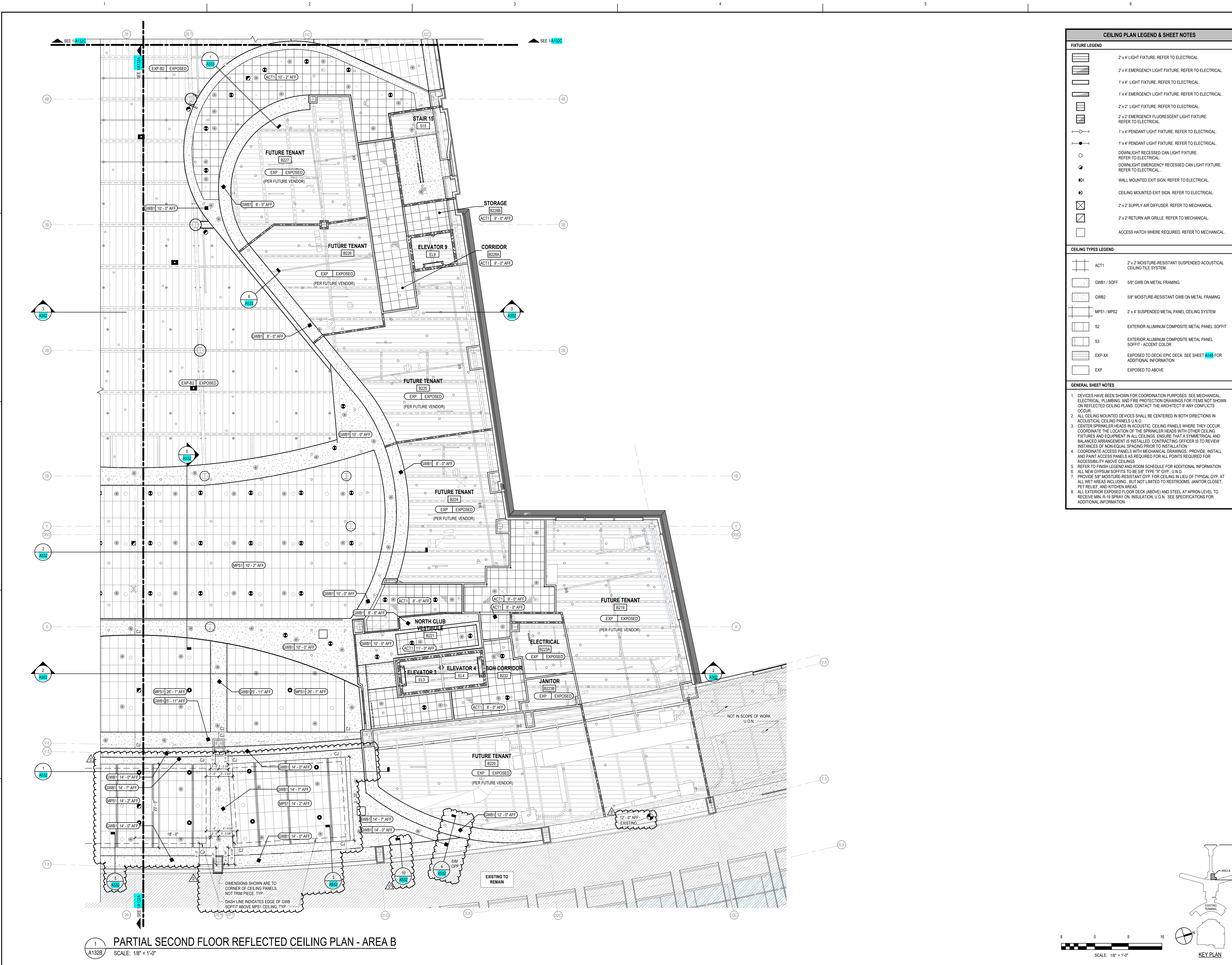
REVISIONS

NO.	DESCRIPTION	DATE
0	IFC	03/22/2024

DATE ISSUED: 03/22/2024
REVIEWED BY: SDP
DRAWN BY: HDC
DESIGNED BY: SDP/PHH
PROJECT NUMBER: EGXL2905 | 201-0056-000
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SHEET TITLE
PARTIAL SECOND FLOOR REFLECTED CEILING PLAN - AREA A
SHEET NUMBER
A132A
ISSUED FOR CONSTRUCTION

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JAA PROJECT #J2020-01

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TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE,
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STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN
ACCORDANCE WITH THIS SECTION AND CHAPTER 63B, FLORIDA
STATUTES.

NO.	DESCRIPTION	DATE
0	IFC	03/22/2024

DATE ISSUED: 03/22/2024
REVIEWED BY: SDP
DRAWN BY: HDC
DESIGNED BY: SDP/PHH

PROJECT NUMBER:
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SHEET TITLE

PARTIAL SECOND
FLOOR REFLECTED
CEILING PLAN - AREA
B

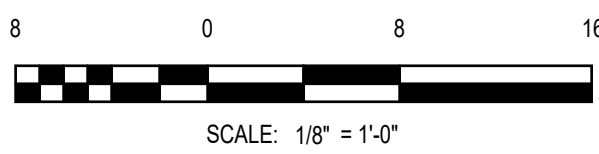
SHEET NUMBER

A132B

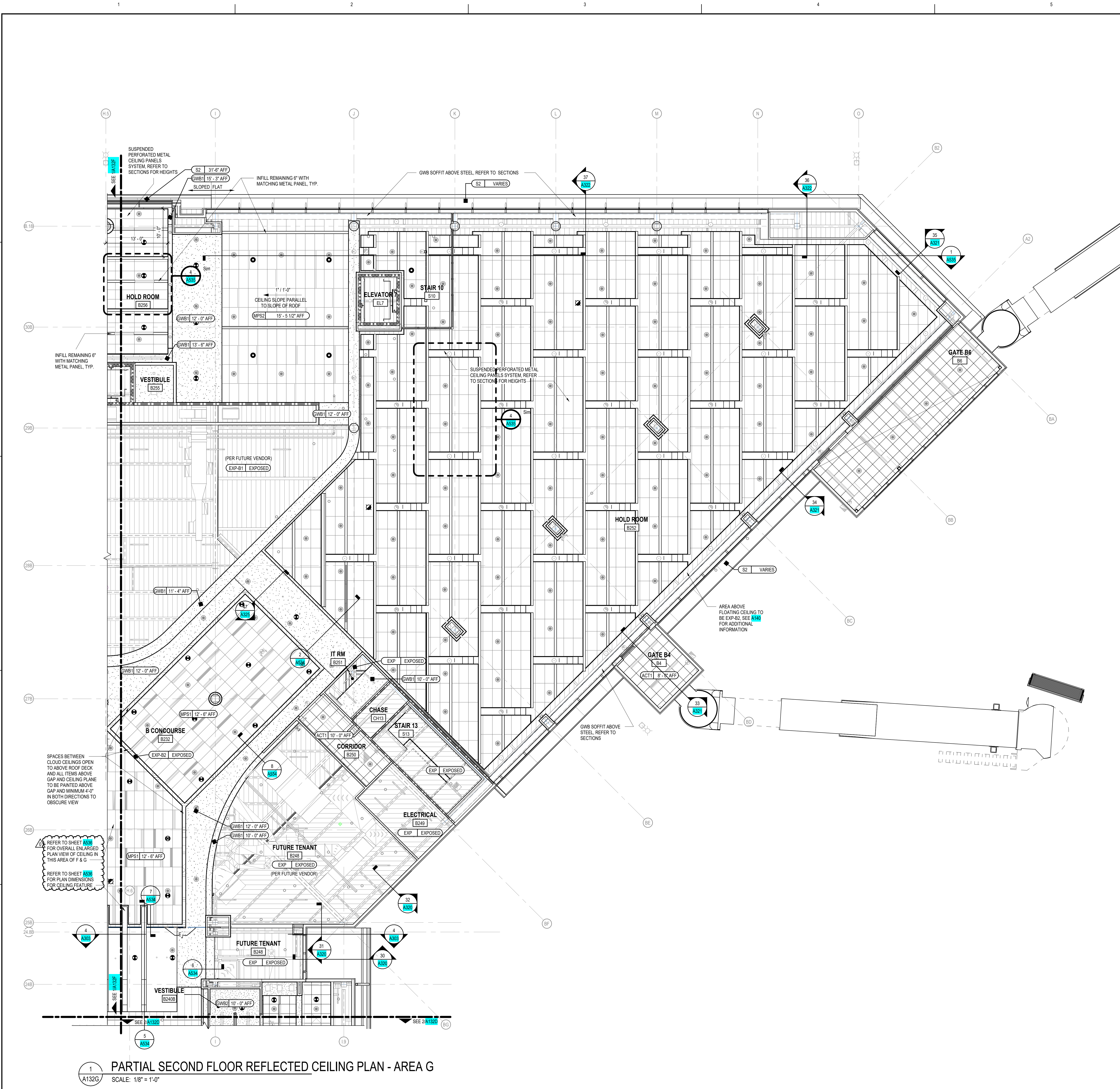
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CEILING PLAN LEGEND & SHEET NOTES

FIXTURE LEGEND

2' x 4' LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 4' EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' LIGHT FIXTURE. REFER TO ELECTRICAL.

1' x 4' EMERGENCY LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 2' LIGHT FIXTURE. REFER TO ELECTRICAL.

2' x 2' EMERGENCY FLUORESCENT LIGHT FIXTURE. REFER TO ELECTRICAL.

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DOWNLIGHT RECESSED CAN LIGHT FIXTURE. REFER TO ELECTRICAL.

DOWNLIGHT EMERGENCY RECESSED CAN LIGHT FIXTURE. REFER TO ELECTRICAL.

WALL MOUNTED EXIT SIGN. REFER TO ELECTRICAL.

CEILING MOUNTED EXIT SIGN. REFER TO ELECTRICAL.

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2' x 2' RETURN AIR GRILLE. REFER TO MECHANICAL.

ACCESS HATCH WHERE REQUIRED. REFER TO MECHANICAL.

CEILING TYPES LEGEND

ACT1

2' x 2' MOISTURE-RESISTANT SUSPENDED ACOUSTICAL CEILING TILE SYSTEM.

GWB1 / SOFF

5/8" GWB ON METAL FRAMING.

GWB2

5/8" MOISTURE-RESISTANT GWB ON METAL FRAMING

MPS1 / MPS2

2' x 4' SUSPENDED METAL PANEL CEILING SYSTEM

S2

EXTERIOR ALUMINUM COMPOSITE METAL PANEL SOFFIT

S3

EXTERIOR ALUMINUM COMPOSITE METAL PANEL SOFFIT - ACENT COLOR

EXP-XX

EXPOSED TO DECK/ EPIC DECK. SEE SHEET A140 FOR ADDITIONAL INFORMATION

EXP

EXPOSED TO ABOVE

GENERAL SHEET NOTES

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REVISIONS

NO.

DESCRIPTION

DATE

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SHEET TITLE

PARTIAL SECOND FLOOR REFLECTED CEILING PLAN - AREA G

SHEET NUMBER

A132G

ISSUED FOR CONSTRUCTION