

APPENDIX 14
O&M Tables

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APPENDIX 14
O&M TABLES

Table III.1.a Utility Demarcation Points and Allocation of O&M Work Responsibilities for Systems

ID	SYSTEMS	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
HEATING, VENTILATING, AIR CONDITIONING				
1.	hydronic system	n/a	complete hydronic system	none other than coordination with the Owner
2.	air handling units used for smoke control	n/a	all air handling units used for smoke control	none other than coordination with the Owner
3.	air handling units serving shell loads and Public Circulation Space (not within the O&M limits)	n/a	all air handling units serving shell loads and Public Circulation Space not exclusive to the O&M limits	none other than coordination with the Owner
4.	air handling units serving Concession Space and Public Circulation Space within level 5 O&M Limits (including exhausts)	n/a	none within the Core O&M Limits	all air handling units serving Concession Space (including exhausts) within the Core O&M Limits
5.	HVAC Equipment (excluding air handling units) exclusively serving Concession Space within the O&M Limits	ductwork connection from the main duct to each Concession Space	new and existing system from the central utility plant to DP	new and/or existing system from DP to point of use within the Core O&M Limits

ID	SYSTEMS	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
PLUMBING				
6.	domestic water system	isolation valve downstream from the internal distribution mainline to Concessions supply	new and existing system from main water line tap to DP	new and/or existing system from DP to point of use within the Core O&M Limits
7.	natural gas system	connection at the meter for new or existing gas lines if internal to the facility or shut off valves places at the Core O&M Limits	New and existing system from service gas line tap to DP	new and/or existing system from DP to point of use within the Core O&M Limits
8.	sanitary sewer system	connection established by Developer to existing main line or lateral	existing system from main sanitary line to DP and new system from DP to point of use outside the Core O&M Limits	new system from DP to point of use within the Core O&M Limits
9.	grease trap system	preliminary interceptors within the Concession Space	grease trap system from existing grease traps outside the Terminal to but excluding the DP	preliminary interceptors and other Elements within the Concession Premises
10.	storm water system	n/a	all Elements of the storm water system	none other than coordination with the Owner
ELECTRICAL SYSTEM				
11.	electrical system	distribution panels either existing or installed by Developer	from transformer to and including existing DP	from new DP (including circuit) to point of use within the Core O&M Limits

ID	SYSTEMS	DEMARICATION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
12.	uninterrupted power system	n/a	any existing or installed system serving the primary building functions or the Owner operations (typically over 200 KVA)	any installed system serving Developer or Concession specific systems or services (typically under 200 KVA) within the Core O&M Limits
ELECTRONIC AND COMMUNICATIONS SYSTEMS				
13.	wired local area network (LAN) and telephone systems	Network wall jack(s) within Developer Spaces	from the point of origin to the point of individual device use; including initial provision of wired phone devices with 911 call location detection and replacement of such devices at intervals per the Owner policy	all devices and individual protection of devices and point of use equipment for Developer and Developer Entity use from the network wall jack(s), with the exception of the wired phone devices with 911 call location detection which will be provided by the Owner, unless such devices need to be replaced prior to their intended replacement date per the Owner policy

Table III.1.b Building Systems Demarcation Points and Allocation of O&M Work Responsibilities for Building Systems

ID	SYSTEMS	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
STRUCTURAL & FINISHES				
1.	structural systems	Core O&M Limits	all load bearing systems with the exception of those noted as being the responsibility of Developer in this item 1, of Table III.1.b of Part III of these Technical Requirements	load bearing systems installed by Developer as part of the Concession Space and sign support systems installed by Developer within the Core O&M Limits
2.	flooring system	Core O&M Limits	none within the Core O&M Limits	all flooring systems (excluding interactive flooring as part of Customer Experience Elements) within the Core O&M Limits
3.	finishes	Core O&M Limits	none within the Core O&M Limits	all finishes within the Core O&M Limits
4.	furniture, fixtures, and equipment (movable or not)	Core O&M Limits	none within the Core O&M Limits	all furniture, fixtures and equipment within the Core O&M Limits
5.	passage doors (not powered)	n/a	locking mechanisms - barrels and keys - for passage doors	all passage doors within the Core O&M Limits with the exception of door locking systems, including barrels and keys
6.	automatic doors (powered)	n/a	locking mechanisms - barrels and keys - for automatic doors	all automatic doors within the Core O&M Limits with the exception of door locking systems, including barrels and keys

ID	SYSTEMS	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
7.	exterior security door systems	n/a	all exterior security doors systems (including hardware, software, access controls, badge readers, employee portals, and biometric systems)	none other than coordination with the Owner
8.	interior security door systems	n/a	all interior security door systems (including hardware, software, access controls, badge readers, employee portals, and biometric systems)	none other than coordination with the Owner
FIRE PROTECTION				
9.	detection	n/a	existing and new systems	none other than coordination with the Owner
10.	annunciation	n/a	existing and new systems	none other than coordination with the Owner
11.	notification	n/a	existing and new systems	none other than coordination with the Owner
12.	Signage	n/a	existing and new systems	none other than coordination with the Owner
13.	protection of the structures and shell	n/a	protection system outside the Core O&M Limits and all fire dampers	protection system within the Core O&M Limits
14.	suppression within the space	n/a	sprinkler system and fire hose reels	drychem (Ansul) fire suppression systems, sprinklers heads and fire extinguishers serving the Concession Space
ELECTRICAL SYSTEM				

ID	SYSTEMS	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
15.	lighting system	light fixtures, either existing or installed by Developer, connecting to the electrical system	lighting system attached to the columns supporting the Great Hall canopy ("crows nests") and emergency lighting	from and including DP to lights within the Core O&M Limits
16.	lightning protection and wire grounding system	n/a	all within and outside of the Core O&M Limits	none other than coordination with the Owner
17.	standby/emergency generators	n/a	all within and outside of the Core O&M Limits	none other than coordination with the Owner
ELECTRONIC AND COMMUNICATIONS SYSTEMS				
18.	Wireless	n/a	all Elements of the wireless communication and information system	none other than coordination with the Owner
19.	flight information display system (FIDS)	n/a	all FIDS physical assets; system software; system control and operation	none other than coordination with the Owner
20.	baggage information display system (BIDS)	n/a	all BIDS physical assets; system software; system control and operation	none other than coordination with the Owner
21.	train information display system	n/a	all train information display system physical assets; system software; system control and operation	none other than coordination with the Owner
SIGNAGE AND GRAPHICS				
22.	way finding signs	n/a	all way finding signs	none other than coordination with the Owner
23.	non-way finding signs	n/a	none within the Core O&M Limits	all other non-way finding signs within the Core O&M Limits

ID	SYSTEMS	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			(Column A) OWNER O&M Work	(Column B) DEVELOPER O&M SERVICES
SPECIALTY SYSTEMS				
24.	CCTV cameras	n/a	all CCTV cameras and associated components	none other than coordination with the Owner
25.	security access control system	n/a	all security access control system components	none other than coordination with the Owner
26.	emergency communication system	n/a	all emergency communication system components	none other than coordination with the Owner
27.	conveyance systems – escalators	north side – bottom of escalators AGTS – top of escalators landside plaza to bridge – bottom of escalators	all O&M Services and cleaning and custodial services on conveyances	none
28.	conveyance systems - elevators	elevator doors	all O&M Services and cleaning and custodial services on elevators, including doors	none
29.	stairs, including handrail and any other accouterments directly associated with the functioning of the stairs	north side – top of stairs AGTS – top of stairs	none	landing at top of stairs including handrail and any other accouterments directly associated with the functioning of the stairs

Table III.2. Allocation of Responsibility for Cleaning and Custodial Services

ID	SERVICE	O&M WORK RESPONSIBILITY	
		(Column A) OWNER O&M WORK	(Column B) DEVELOPER O&M SERVICES
1	janitorial and custodial services	all janitorial and custodial services outside of the Core O&M Limits	all janitorial and custodial services within or demarking the Core O&M Limits
2	windows and glass surfaces cleaning	interior and exterior cleaning of perimeter curtain wall and outside facing glass and windows outside of the Core O&M Limits	cleaning of all windows and glass surfaces within and demarking the Core O&M Limits; cleaning of all interior glass on Level 5 and 6, for which at least one side can most easily be accessed from Level 5 for cleaning, including walls and guardrails
3	pest control	all pest control services in the Terminal	none other than coordination with the Owner
4	waste management	disposal of waste delivered by Developer to the appropriate central collection points designated by the Owner	collection, transport in Owner-approved and spill-proof containers, and delivery of wastes generated, collected, or deposited by Users and litter in the Core O&M Limits to the appropriate central collection points designated by the Owner; cleanup of spills generated by Developer at central collection points
5	fry oil recycling	pumping and disposal of fry oils delivered by Developer to the central fry oil collection point designated by the Owner	collection, transport in the Owner-approved and spill-proof containers, and delivery of fry oils generated in the Concession Space to the central fry oil collection point designated by the Owner; cleanup of spills

Table III.3. Demarcation Points and Allocation of O&M Work Responsibilities for Customer Experience Elements

ID	CUSTOMER EXPERIENCE ELEMENT	DEMARCATIION POINTS (DP)	O&M WORK RESPONSIBILITY	
			OWNER O&M WORK	DEVELOPER O&M SRTVICES
1	Media escalators 1 – Airside Plaza from Level 6 to 5	N/A	cleaning, maintenance, programming and refresh of content,	Installation and Warranty Work
2	Media escalators 2 – Airside Plaza from Level 6 to 5	N/A	cleaning, maintenance, programming and refresh of content	Installation and Warranty Work
3	Media Wall	N/A	cleaning, maintenance, programming and refresh of content	Installation and Warranty Work
4	Overhead cloud show	N/A	cleaning, maintenance, programming and refresh of content	Installation and Warranty Work
5	Interactive kids area Landside	N/A	cleaning, maintenance, programming and refresh of content	Installation and Warranty Work
6	Non-Interactive kids area Airside	N/A	cleaning, maintenance, programming and refresh of content	N/A
7	Iconic Sphere and Interactive Floor	N/A	cleaning, maintenance, programming and refresh of content	Installation and warranty

Table III.4. STO Criticality Classification and Developer Response

PRIORITY	CRITICALITY	MAINTENANCE CLASSIFICATION	IMPACT	DEVELOPER RESPONSE (as part of O&M Services)
1	Emergency	emergency maintenance	<ul style="list-style-type: none"> • problem is (or has the immediate potential of) adversely impacting fire, life, safety, ingress, egress, or operationally critical assets • continued operation under the current circumstances poses a threat to fire, life, safety, ingress, egress, or operationally critical assets 	<ul style="list-style-type: none"> • 15 minute on-site crew response time, subject to security access requirements • call-in resources if repair will endure longer than 1 hour • work 24 hours per day until completed, unless the Owner determines otherwise. • prioritized above other work • routine tasks require no planning • complex tasks require expedited planning • work implementation starts when planning is complete and materials are available for complex tasks • Owner is notified immediately upon Developer first having knowledge or Emergency

PRIORITY	CRITICALITY	MAINTENANCE CLASSIFICATION	IMPACT	DEVELOPER RESPONSE (as part of O&M Services)
2	high	corrective maintenance	<ul style="list-style-type: none"> current operating condition places undue burden on the Owner's existing systems or increases the Owner's unit cost of operation current operating condition has a high potential to impact safety fire, life, safety, ingress, egress, or operationally critical assets asset casualty results in loss of redundant equipment and thus jeopardizes availability of the space 	<ul style="list-style-type: none"> 30 minute on-site crew response time for initial evaluation on-site crew to make environment safe for work prioritized in consideration with other high priority work STO backlog reviewed to determine other items that could be deferred or worked on simultaneously Owner is notified as early as possible of any necessary Shutdowns
3	medium	corrective maintenance or preventive maintenance	<ul style="list-style-type: none"> abnormality or degradation of non-critical, intermittently operated assets that will not result in any impact to unit operations problem will worsen progressively if not remediated typically preventive maintenance or predictive maintenance in nature 	<ul style="list-style-type: none"> on-site crew response is as per the daily work schedule two-to-three week work schedule is used for planning, preparation, and implementation completion per due dates prioritized in consideration with other medium priority work
4	other	preventive maintenance or predictive maintenance	<ul style="list-style-type: none"> problem has no or minimum impact to safety, the environment, or availability 	<ul style="list-style-type: none"> prioritized in consideration with other work scheduled when resources are available

PRIORITY	CRITICALITY	MAINTENANCE CLASSIFICATION	IMPACT	DEVELOPER RESPONSE (as part of O&M Services)
5	betterment	predictive maintenance or service request	<ul style="list-style-type: none"> • work/modification reduces the overall maintenance required and maximizes asset preservation by systematically replacing components 	<ul style="list-style-type: none"> • prioritized in consideration with other work • includes preliminary planning and estimating • modifications to the Renewal Work Plan requires Owner approval