

A blue-toned map of North America with a grid overlay. A black dot marks the location of Denver, Colorado, with the word "DENVER" written in black capital letters to its right.

● DENVER

# Concessions Design and Construction

January 31, 2013  
Presented by Don Schutter



DENVER INTERNATIONAL AIRPORT  
*TOGETHER WE SOAR*

# Concept Review

● DENVER

- Pre-design meeting with DEN Retail Architect (HOK) is encouraged. Webinar is available.
- Material boards, photo-quality renderings, plan drawings, etc. are required. Once recommend for approval by HOK, it is presented to the DEN Design Review Committee.



# Technical drawings and specifications

- Pre-design meeting is encouraged, especially for complex facilities or new design teams.
- DEN's review focuses on aesthetics, tie-in points between tenant and base building systems, and designs of tenant systems that could negatively impact base building systems or operations. Code issues are identified as appropriate, but the Code review is done by the Building Department
- Target DEN review period is not to exceed 2 weeks

# Technical drawings and specifications

- Design team should anticipate 2-3 technical submittals to DEN before the packages are accepted.
- The tenant contacts DSBO during the design process to determine the construction goals for the project.
- A Letter of Authorization (LOA) is sent once DEN accepts the technical package.



# Design Process Improvements

- Design format no longer required to fully comply with 1000 pages of Design Standards Manuals (DSMs). Follow intent of DSMs, but section and verse compliance is not required
- Sheet specifications are now allowed, provided all appropriate information is included.
- DEN plan reviews are primarily for aesthetics and potential base building impacts. Building Department performs all Code inspections.



# Notice to proceed (NTP) highlights

- Approved drawings and specifications (if the Building Department required any changes)
- Copy of construction contract
- Copy of documents required by the Auditor's Office
- Copy of contractor's insurance. \$1MM GL each occurrence, \$10MM Auto for airfield access
- Original Contractor's Performance Bond, Payment Bond, and dual obligee rider



# Notice to proceed (NTP) highlights

- Original Tenant Payment Bond
- Copy of Building Permits
- Detailed bar-chart construction schedule
- Copy of Contractor's safety plan
- Indication from DSBO that their requirements have been satisfied
- Contractor Acceptance – from tenant



# Construction Changes

- DEN inspections are only for aesthetics and potential base building impacts. Building Department performs all Code inspections
- DEN required construction submittals are limited to aesthetic items and systems that tie into base building systems, i.e. fire alarm, HVAC controls, EM voice paging, fire sprinkler, etc.
- Material and equipment staging is typically limited to the confines of the work site





# Construction Challenges

- Deliveries, work visible to the public, noisy work, etc., typically required to be performed 9pm-6am
- Parking will be limited to a few vehicles, and proximity to site is not guaranteed
- Typically trash dumpsters cannot be placed near the site, and thus trash need to be hauled off daily



# Construction Challenges

- System shutdown requests take a minimum of five (5) business days to process. These are required for work that impacts any base building systems or other Airport users
- Airfield Access is limited to those with appropriate insurance, or escorted by appropriately badged/ insured entity



# Questions?

● DENVER

Don Schutter  
Tenant Facilities Managers  
[Don.Schutter@FlyDenver.com](mailto:Don.Schutter@FlyDenver.com)  
(303) 342-2529

11



DENVER INTERNATIONAL AIRPORT  
TOGETHER WE SOAR

A blue-toned map of North America with a grid overlay. A black dot is placed over the location of Denver, Colorado, with the word "DENVER" written in black capital letters to its right.

● DENVER

# Concessions Design and Construction

January 31, 2013  
Presented by Don Schutter



DENVER INTERNATIONAL AIRPORT  
*TOGETHER WE SOAR*