

SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

REGULAR MEETING AGENDA

WEDNESDAY, MARCH 26, 2025

5:00 PM

MAIN AUDITORIUM – Norton Regional Event Center, 1601 East Third Street, San Bernardino, CA



A regional joint powers authority dedicated to the reuse of Norton Air Force Base for the economic benefit of the East Valley

Frank J. Navarro, President

Mayor, City of Colton

Penny Lilburn, Vice President

Mayor, City of Highland

Rhodes Rigsby, Secretary

Councilmember, City of Loma Linda

COMMISSION MEMBERS:

Joe Baca, Jr.

Supervisor, County of San Bernardino

Kim Knaus

Councilmember, City of San Bernardino

Theodore Sanchez

Councilmember, City of San Bernardino

ALTERNATE COMMISSION MEMBERS:

Dawn Rowe

Supervisor, County of San Bernardino

Phillip Dupper

Mayor, City of Loma Linda

John Echevarria

Mayor Pro Tem, City of Colton

Larry McCallon

Councilmember, City of Highland

Fred Shorett

Councilmember, City of San Bernardino

- Full agenda packets are available at the SBIAA office, 1601 East Third Street, San Bernardino, California, will be provided at the meeting, and are posted in the Public Meetings/Agenda section of our website at www.sbiaa.org. Office hours are 8:00 a.m. to 5:00 p.m., Monday–Friday.
- Recordings of the SBIAA Commission meetings are available in the Public Meetings/Agenda section of our website at www.sbiaa.org.
- In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the SBIAA office at (909) 382–4100. Notification 48 hours prior to the meeting will enable SBIAA staff to make reasonable arrangements to ensure accessibility to this meeting.
- Anyone who wishes to speak during public comment or on a particular item will be requested to fill out a speaker slip. Prior to speaking, speaker slips should be turned in to the Clerk of the Board.
- Public comments for agenda items that are not public hearings will be limited to three minutes.
- Public comments for items that are not on the agenda will be limited to three minutes.
- The three–minute limitation shall apply to each member of the public and cannot be shared.
- An additional three minutes will be allotted to those who require translation services.

ORDER OF BUSINESS – CLOSED SESSION

This meeting of the governing Commissions of the San Bernardino International Airport Authority will begin with Closed Session Public Comment and Closed Session, immediately followed by the Open Session portion of the meeting.

A. CALL TO ORDER / ROLL CALL

B. CLOSED SESSION PUBLIC COMMENT

The Closed Session Public Comment portion of the San Bernardino International Airport Authority Commission meeting is limited to a maximum of three minutes for each speaker and comments will be limited to matters appearing on the Closed Session portion of the agenda. Additional opportunities for further Public Comment will be given during and at the end of the meeting. An additional three minutes will be allotted to those who require translation services.

C. CLOSED SESSION

An announcement is typically made prior to closed session discussions as to the potential for a reportable action at the conclusion of closed session.

- a. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Commission will meet with the Chief Executive Officer and General Counsel related to pending litigation: Franco v. San Bernardino International Airport Authority, et al., San Bernardino County Superior Court, Case No. CIVSB2322130
- b. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Commission will meet with the Chief Executive Officer and General Counsel related to pending litigation: Lee v. San Bernardino International Airport Authority, et al., San Bernardino County Superior Court, Case No. CIVSB2417207

D. REPORT ON CLOSED SESSION

Public announcement(s) will be made following closed session if there are any reportable actions taken during closed session.

ORDER OF BUSINESS – OPEN SESSION

- **CALL TO ORDER OPEN SESSION**
- **PLEDGE OF ALLEGIANCE**

E. ITEMS TO BE ADDED OR DELETED

Pursuant to Government Code Section 54954.2, items may be added on which there is a need to take immediate action, and the need for action came to the attention of the San Bernardino International Airport Authority Commission subsequent to the posting of the agenda.

F. CONFLICT OF INTEREST DISCLOSURE

1. **POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) COMMISSION MEETING OF MARCH 26, 2025**
[PRESENTER: Yajaira Maldonado, Assistant Secretary of the Commission PAGE#: 006]

G. INFORMATIONAL ITEMS

It is intended that the following subject matters and their attachments are submitted to the Board members for informational purposes only. No action is required with regard to these items in the form of a receive-and-file motion or otherwise. Members may inquire of staff as to any questions or seek clarifications, but no discussion may ensue other than to place an item on a subsequent agenda for further consideration. In such situations where permissible levels of discussion are conducted, members are reminded that staff has not presented the related contractor and interested parties conflicts of interest disclosures that are typically provided for agenda items for which action is intended to occur. Additionally, questions may arise as to negotiation strategies or other legal issues which are more appropriately addressed in a closed session discussion.

2. **Informational Items**

- a. **CHIEF EXECUTIVE OFFICER'S REPORT**
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 013]
- b. **REPORT ON PROVO NON-STOP SERVICE**
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 014]
- c. **LEGISLATIVE UPDATES**
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 015]

H. COMMISSION CONSENT ITEMS

The following consent items are expected to be routine and non-controversial and will be acted upon by the Committee at one time unless the Board directs that an item be held for further discussion.

3. **REGISTER OF DEMANDS FOR FEBRUARY 2025**
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 016]

4. RECEIVE AND FILE TREASURER'S REPORT FOR JANUARY 31, 2025 FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA)
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 023]
5. APPROVE CHANGE ORDER NO.1 WITH GEO PAVING AND SEAL COATING, INC. FOR \$4,500 FOR ADDITIONAL WORK RELATED TO THE GENERAL AVIATION RAMP PROJECT; APPROVE THE FILING OF A NOTICE OF COMPLETION FOR THIS CONTRACT AND AUTHORIZE THE RELEASE OF RETAINED FUNDS
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 026]
6. AUTHORIZE STAFF TO ADVERTISE THE LUXIVAIR SBD KITCHEN AND SNACK BAR UPGRADE PROJECT
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 035]
7. AUTHORIZE STAFF TO ADVERTISE THE TERMINAL LACTATION ROOM AND PET RELIEF PROJECT
[PRESENTER: Jeff Barrow, Director of Development PAGE#: 042]
8. APPROVE MEETING MINUTES: FEBRUARY 26, 2025
[PRESENTER: Yajaira Maldonado, Assistant Secretary of the Commission PAGE#: 066]

I. COMMISSION ACTION ITEMS

9. RECEIVE AND FILE THE ANNUAL INDEPENDENT FINANCIAL AUDIT REPORT OF THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) FOR THE FISCAL YEAR ENDING JUNE 30, 2024
[PRESENTER: Mark Cousineau, Director of Finance PAGE#: 073]
10. APPROVE A TECHNICAL CORRECTION TO AMENDMENT NO. 1 TO THE AMENDED AND RESTATED LAND LEASE AGREEMENT WITH ASHLEY FURNITURE INDUSTRIES, LLC FOR APPROXIMATELY 11.98 ACRES OF PROPERTY
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 117]
11. REVIEW STATUS OF THE ACTION PLAN FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) THROUGH JUNE 30, 2025
[PRESENTER: Michael Burrows, Chief Executive Officer PAGE#: 123]

J. ADDED AND DEFERRED ITEMS

Deferred Items and Items which have been added pursuant to Government Code Section 54954.2 as noted above in Section E.

K. OPEN SESSION PUBLIC COMMENT


Anyone who wishes to speak during Open Session Public Comment will be requested to fill out a speaker slip. Prior to speaking, speaker slips should be given to the Clerk of the Board. Public comments for items that are not on the agenda will be limited to three minutes. The three-minute limitation shall apply to each member of the public and cannot be shared with other members of the public. An additional three minutes will be allotted to those who require translation services.

L. COMMISSION MEMBER COMMENT

Commission members may make announcements or give brief reports on activities or matters not appearing on the agenda, as well as provide direction to staff relating to matters which may be addressed at this time.

M. ADJOURNMENT

Unless otherwise noted, this meeting will be adjourned to the next regularly scheduled meeting of the San Bernardino International Airport Authority Commission, Wednesday, April 23, 2025.

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 1</p> <p>PRESENTER: Yajaira Maldonado, Deputy Clerk of the Board</p>
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SUBJECT: POSSIBLE CONFLICT OF INTEREST ISSUES FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) COMMISSION MEETING OF MARCH 26, 2025

SUMMARY

This agenda contains recommendations for action relative to certain contractors/principals and their respective subcontractors. Care should be taken by each Commission member to review and consider the information provided herein to ensure they are in compliance with applicable conflict of interest laws.

RECOMMENDED ACTION(S)

Receive for information and consideration in accordance with applicable conflict of interest laws.

FISCAL IMPACT

None.

PREPARED BY:	Yajaira Maldonado
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

The potential conflicts information provided in this report is intended to be used as a means for each voting member to verify campaign contributions from their individual campaign records. The following information is considered to be complete only to the best knowledge that has been disclosed to staff by the following listed contractors and in many instances may not be complete as of the date of publication of the agenda. Staff will endeavor to provide updates and supplements to the disclosure information to the extent additional contractor disclosure information becomes known to staff at or prior to each particular meeting time.

In addition to other provisions of law which prohibit San Bernardino International Airport Authority (SBIAA) Commission members from having financial interests in the contracts of public agencies, the provisions of California Government Code Section 84308 prohibit individual SBIAA Commission members from participating in any Commission proceeding involving a license, permit, or other entitlement for use pending before the Commission, if the individual member has received a contribution of more than two hundred fifty dollars (\$250.00) within the preceding twelve (12) months or for three (3) months following any such Commission proceeding, from any person, company or entity who is the subject of the proceeding, including parent-subsidary and certain otherwise related business entities as defined in the California Code of Regulations, Title 2, Division 6, Section 18438.5, or from any person who actively supports or opposes a particular decision in the proceeding and who has a financial interest in such decision, as defined in California Government Code Section 87103.

The restrictions of Government Code Section 84308 do not apply if the individual member returns the contribution within thirty (30) days from the time they know, or should have known, about the contribution and the proceeding.

This agenda contains recommendations for action relative to the following contractors/principals and their respective subcontractors (as informed to SBIAA staff by the Principals):

<u>Agenda Item No.</u>	<u>Contractors/Tenants</u>	<u>Subcontractors/Subtenants</u>
5.	<u>Geo Paving and Seal Coating, Inc.</u> Khalifah Alsayegh, Chief Executive Officer, Secretary, Chief Financial Officer	None.
11.	<u>Ashley Furniture Industries, Inc.</u> Todd R. Wanek, President/CEO Ronald G. Wanek Charles H.E. Vogel	None.

Attachments:

1. California Government Code §§ 84308 and 87103
2. California Code of Regulations, Title 2, Division 6, §18438

CALIFORNIA CODES
GOVERNMENT CODE
SECTION 84308

84308. (a) The definitions set forth in this subdivision shall govern the interpretation of this section.

(1) "Party" means any person who files an application for, or is the subject of, a proceeding involving a license, permit, or other entitlement for use.

(2) "Participant" means any person who is not a party but who actively supports or opposes a particular decision in a proceeding involving a license, permit, or other entitlement for use and who has a financial interest in the decision, as described in Article 1 (commencing with Section 87100) of Chapter 7. A person actively supports or opposes a particular decision in a proceeding if he or she lobbies in person the officers or employees of the agency, testifies in person before the agency, or otherwise acts to influence officers of the agency.

(3) "Agency" means an agency as defined in Section 82003 except that it does not include the courts or any agency in the judicial branch of **government**, local governmental agencies whose members are directly elected by the voters, the Legislature, the Board of Equalization, or constitutional officers. However, this section applies to any person who is a member of an exempted agency but is acting as a voting member of another agency.

(4) "Officer" means any elected or appointed officer of an agency, any alternate to an elected or appointed officer of an agency, and any candidate for elective office in an agency.

(5) "License, permit, or other entitlement for use" means all business, professional, trade and land use licenses and permits and all other entitlements for use, including all entitlements for land use, all contracts (other than competitively bid, labor, or personal employment contracts), and all franchises.

(6) "Contribution" includes contributions to candidates and committees in federal, state, or local elections.

(b) No officer of an agency shall accept, solicit, or direct a contribution of more than two hundred fifty dollars (\$250) from any party, or his or her agent, or from any participant, or his or her agent, while a proceeding involving a license, permit, or other entitlement for use is pending before the agency and for three months following the date a final decision is rendered in the proceeding if the officer knows or has reason to know that the participant has a financial interest, as that term is used in Article 1 (commencing with Section 87100) of Chapter 7. This prohibition shall apply regardless of whether the officer accepts, solicits, or directs the contribution for himself or herself, or on behalf of any other officer, or on behalf of any candidate for office or on behalf of any committee.

(c) Prior to rendering any decision in a proceeding involving a license, permit or other entitlement for use pending before an agency, each officer of the agency who received a contribution within the preceding 12 months in an amount of more than two hundred fifty dollars (\$250) from a party or from any participant shall disclose that fact on the record of the proceeding. No officer of an agency shall make, participate in making, or in any way attempt to use his

or her official position to influence the decision in a proceeding involving a license, permit, or other entitlement for use pending before the agency if the officer has willfully or knowingly received a contribution in an amount of more than two hundred fifty dollars (\$250) within the preceding 12 months from a party or his or her agent, or from any participant, or his or her agent if the officer knows or has reason to know that the participant has a financial interest in the decision, as that term is described with respect to public officials in Article 1 (commencing with Section 87100) of Chapter 7.

If an officer receives a contribution which would otherwise require disqualification under this section, returns the contribution within 30 days from the time he or she knows, or should have known, about the contribution and the proceeding involving a license, permit, or other entitlement for use, he or she shall be permitted to participate in the proceeding.

(d) A party to a proceeding before an agency involving a license, permit, or other entitlement for use shall disclose on the record of the proceeding any contribution in an amount of more than two hundred fifty dollars (\$250) made within the preceding 12 months by the party, or his or her agent, to any officer of the agency. No party, or his or her agent, to a proceeding involving a license, permit, or other entitlement for use pending before any agency and no participant, or his or her agent, in the proceeding shall make a contribution of more than two hundred fifty dollars (\$250) to any officer of that agency during the proceeding and for three months following the date a final decision is rendered by the agency in the proceeding. When a closed corporation is a party to, or a participant in, a proceeding involving a license, permit, or other entitlement for use pending before an agency, the majority shareholder is subject to the disclosure and prohibition requirements specified in subdivisions (b), (c), and this subdivision.

(e) Nothing in this section shall be construed to imply that any contribution subject to being reported under this title shall not be so reported.

CALIFORNIA CODES
GOVERNMENT CODE
SECTION 87103

87103. A public official has a financial interest in a decision within the meaning of Section 87100 if it is reasonably foreseeable that the decision will have a material financial effect, distinguishable from its effect on the public generally, on the official, a member of his or her immediate family, or on any of the following:

- (a) Any business entity in which the public official has a direct or indirect investment worth two thousand dollars (\$2,000) or more.
- (b) Any real property in which the public official has a direct or indirect interest worth two thousand dollars (\$2,000) or more.
- (c) Any source of income, except gifts or loans by a commercial lending institution made in the regular course of business on terms available to the public without regard to official status, aggregating five hundred dollars (\$500) or more in value provided or promised to, received by, the public official within 12 months prior to the time when the decision is made.
- (d) Any business entity in which the public official is a director, officer, partner, trustee, employee, or holds any position of management.
- (e) Any donor of, or any intermediary or agent for a donor of, a gift or gifts aggregating two hundred fifty dollars (\$250) or more in value provided to, received by, or promised to the public official within 12 months prior to the time when the decision is made. The amount of the value of gifts specified by this subdivision shall be adjusted biennially by the commission to equal the same amount determined by the commission pursuant to subdivision (f) of Section 89503.

For purposes of this section, indirect investment or interest means any investment or interest owned by the spouse or dependent child of a public official, by an agent on behalf of a public official, or by a business entity or trust in which the official, the official's agents, spouse, and dependent children own directly, indirectly, or beneficially a 10-percent interest or greater.

(Regulations of the Fair Political Practices Commission, Title 2, Division 6, California Code of Regulations.)

§ 18438.5. Aggregated Contributions Under Section 84308.

For purposes of Section 84308:

(a) Notwithstanding the provisions of Regulation 18215.1, to determine whether a contribution of more than \$250 has been made by any party to a proceeding, contributions made by a party's parent, subsidiary, or otherwise related business entity, (as those relationships are defined in subdivision (b) below), shall be aggregated and treated as if received from the party for purposes of the limitations and disclosure provisions of Section 84308.

(b) Parent, Subsidiary, Otherwise Related Business entity, defined.

(1) Parent-subsidiary. A parent-subsidiary relationship exists when one corporation has more than 50 percent of the voting power of another corporation.

(2) Otherwise related business entity. Business entities, including corporations, partnerships, joint ventures and any other organizations and enterprises operated for profit, which do not have a parent-subsidiary relationship are otherwise related if any one of the following three tests is met:

(A) One business entity has a controlling ownership interest in the other business entity.

(B) There is shared management and control between the entities. In determining whether there is shared management and control, consideration should be given to the following factors:

(i) The same person or substantially the same person owns and manages the two entities;

(ii) There are common or commingled funds or assets;

(iii) The business entities share the use of the same offices or employees, or otherwise share activities, resources or personnel on a regular basis;

1 (iv) There is otherwise a regular and close working relationship between the entities; or

2 (C) A controlling owner (50% or greater interest as a shareholder or as a general partner)

3 in one entity also is a controlling owner in the other entity.

4 Note: Authority cited: Section 83112, Government Code. Reference: Section 84308,

5 Government Code.

6 HISTORY

7 1. New section filed 5-26-2006; operative 6-25-2006. Submitted to OAL for filing pursuant to

8 *Fair Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924,

9 California Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992

10 (FPPC regulations only subject to 1974 Administrative Procedure Act rulemaking requirements

11 and not subject to procedural or substantive review by OAL) (Register 2006, No. 21). For prior

12 history of section 18438.5, see Register 85, No. 8.

13 2. Amendment filed 8-12-2014; operative 9-11-2014 pursuant to title 2, section 18312(e)(1) of


14 the California Code of Regulations. Submitted to OAL for filing and printing pursuant to *Fair*

15 *Political Practices Commission v. Office of Administrative Law*, 3 Civil C010924, California

16 Court of Appeal, Third Appellate District, nonpublished decision, April 27, 1992 (FPPC

17 regulations only subject to 1974 Administrative Procedure Act rulemaking requirements and not

18 subject to procedural or substantive review by OAL) (Register 2014, No. 33).

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 2a</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: INFORMATIONAL ITEMS – CHIEF EXECUTIVE OFFICER'S REPORT

SUMMARY

An oral report will be provided at the time of the meeting.


PREPARED BY:	Michelle Casey
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

None.

Attachments:

1. None

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 2b</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: INFORMATIONAL ITEMS – REPORT ON PROVO NON-STOP SERVICE

SUMMARY

An oral report will be provided at the time of the meeting.


PREPARED BY:	Michelle Casey
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

None.

Attachments:

1. None

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 2c</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: INFORMATIONAL ITEMS – LEGISLATIVE UPDATES

SUMMARY

An oral report will be provided at the time of the meeting.


PREPARED BY:	Michelle Casey
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

None.

Attachments:

1. None

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: February 26 2025</p> <p>ITEM NO: 3</p> <p>PRESENTER: Mark Cousineau, Director of Finance</p>
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SUBJECT: REGISTER OF DEMANDS FOR FEBRUARY 2025

SUMMARY

SBIAA's Register of Demands for February 2025

RECOMMENDED ACTION(S)

Receive for information.

FISCAL IMPACT

Various accounts as shown.

PREPARED BY:	Mark Cousineau
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

The attached Register of Demands corresponds to checks issued in the month of February 2025. The total of the register is \$5,445,522.00.

Fuel: Titan Aviation Fuels was paid \$4,374,856.08 for aviation fuel to resell at Luxivair-SBD. Merit Oil Co. was paid \$23,456.75 to operate SBIAA vehicles and for resale at Luxivair-SBD.

Benefits: Kaiser Foundation Health Plan Inc., and Legal Shield Services Inc. were paid a total of \$57,156.44.

Utilities: Burrtec Waste Industries Inc., City of San Bernardino Water Department, East Valley Water District, Frontier Communications Corporation, Granite Telecommunications, Edison, The Gas Co., Utility Telecom Group LLC; and Verizon were paid a total of \$119,618.07.

Capital Projects Cost: AEC Moreno Corp, NK Demolition, and T&G Construction Services Inc. were paid a total of \$81,790.40.

Professional Services: Allawos & Company; Aviatrix Communications LLC; Boston Fox Tigue International LLC; David Turch and Associates; GCAP Services, Inc.; Gladwell Governmental Services Inc.; Hernandez, Kroone & Associates Inc.; Imagine Systems Inc.; Innovative Federal Strategies LLC; Mead & Hunt Inc.; Mirau, Edwards, Cannon, Lewin, & Tooke LLP; Right Energy Group, LLC.; Tetra Tech AMT; and Tom Dodson & Associates were paid a total of \$89,879.86.

Attachments:

1. Register of Demands for the March 26, 2025 Commission Meeting
2. VISA breakdown - February 2025

San Bernardino International Airport Authority
Register of Demands for Commission Meeting
3/26/2025

Line	Company Name	Description	AP Register
1	3 Alarm Fire and Safety	Fire extinguisher recharging services and parts	7,726.87
2	A.O. Reed & Co., LLC	HVAC unplanned repairs and maintenance	3,740.69
3	AEC Moreno Corp	Reimbursement for building plan	2,703.00
4	Airwave Communications	Avtec system access and support	9,619.25
5	Al Cervantes	Employee training reimbursement	160.20
6	Allawos & Company	Consulting fees for Green Energy Services	4,687.50
7	Am-Tec Total Security Inc.	Unplanned alarm monitoring service /repairs- professional alarm monitoring	3,067.47
8	Amazon Capital Services Inc.	Purchases of supplies and goods	2,181.26
9	Amtech Elevator Services	Unplanned maintenance and repairs for elevators/escalators-Customs	9,630.00
10	AnyPromo.com	Luxivair SBD Branded promotional items	719.94
11	Aviatrix Communications LLC	Professional services passenger service marketing- advertising and "Good Neighbor Program"	10,930.41
12	Basic Backflow	Backflow testing, inspections & repairs	322.91
13	Blueglobes LLC	Papi and guidance sign lamps	620.73
14	Boston Fox Tigie International LLC	Marketing services	7,475.09
15	BrightView Landscape Services, Inc.	Landscaping maintenance-FBO	1,390.50
16	Burrtec Waste Industries Inc.	Trash removal services	12,716.60
17	CDW Government LLC	Purchase IT equipment and supplies	445.19
18	CED-Consolidated Electrical Distributors	Light bulbs & electrical supplies	290.85
19	Christopher Michael Lukesh	Car wash services	1,490.00
20	Cintas Uniforms	Uniform and rug services	6,043.43
21	City of San Bernardino Police Department	Airport police services	118,356.59
22	City of SB Water Department	Water and sewer services	13,523.24
23	Climatec LLC	Security maintenance and installation of electrified door hardware, materials and programming badge reader	3,055.85
24	County of San Bernardino	Permit fees - Leland's café	571.00
25	Dans Lawnmower Center	Small equipment repairs and landscape supplies	648.11
26	David Turch and Associates	Professional lobbying services	10,000.00
27	DBT Transportation Services LLC	ILS/AWOS tower equipment service	3,688.00
28	Eagle Graphics LLC	Eagle account credit, employee gift boxes and special event credit	2,231.34
29	East Valley Water District	Water services	87.25
30	Event Design Lab	Live streaming services	1,200.00
31	Ewing Irrigation Products Inc.	Commercial irrigation supplies and repairs parts	3,465.13
32	FedEx	Courier services	269.19
33	Ferguson Enterprises LLC	Plumbing supplies and materials	373.88
34	Fleming Environmental Inc.	Vapor recovery testing	995.00
35	Ford Credit Company	Lease payment for Luxivair-SBD courtesy vehicle	1,695.45
36	Frontier Communications Corporation	Telephone services	3,486.12
37	Gabriel Dimas	Annual boot reimbursement	129.41
38	Gabriel Lopez	Employee training reimbursement	149.00
39	GCAP Services, Inc.	Prof. svc - Disadvantage Business Enterprise Evaluation of FAA	2,900.00
40	Gladwell Governmental Services Inc.	Consulting services - records retention	400.00
41	GMSTEK LLC	Subscription fee for point of sale system	1,591.63

San Bernardino International Airport Authority
Register of Demands for Commission Meeting
3/26/2025

Line	Company Name	Description	AP Register
42	Grainger	Parts and supplies for building repairs	480.93
43	Granite Telecommunications	Telephone services	7,015.98
44	H.F. Holt Electrical & Automation	Preventative maintenance -baggage handling system	1,396.00
45	Hernandez, Kroone & Associates Inc.	Professional engineering - on call surveying services	5,558.11
46	Imagine Systems Inc.	Professional information technology consulting services	3,068.56
47	Ink'd Promo and Apparel	Luxivair SBD Branded promotional items	353.83
48	Inland Action Inc.	Semi-annual membership	1,917.50
49	Inland Valley Development Agency	Due to from transactions	361,678.47
50	Innovative Federal Strategies LLC	Professional federal legislative advocacy services	3,000.00
51	Jackhammer Movement Inc.	Marketing and advertising and 55 foot screen rental for concert event	12,528.44
52	Jason Martinelli	Refund- tenant security deposit	1,101.04
53	Jonathan Galvan	Travel reimbursement for AAAE conference	290.80
54	K&L Hardware and Plumbing Supply Inc	Maintenance tools and supplies	340.50
55	Kaiser Foundation Health Plan, Inc.	Employee medical benefits	56,323.04
56	Legal Shield Services Inc.	Employee legal group benefits	833.40
57	Mackinac Software LLC	Planned monthly service fees for AWOS weather system	178.00
58	Mark Gibbs	Travel reimbursement for AAAE conference	2,093.67
59	Mead & Hunt Inc.	Professional consulting services for air services and airport development	6,490.00
60	Merit Oil Company	Fuel inventory for fleet operations	23,456.75
61	Michael Nunez	Car wash services	1,790.00
62	Mirau Edwards Cannon Lewin & Tooke LLP	Professional legal services	11,215.39
63	NK Demolition	Bldg. 56 hazardous materials removal project	75,981.00
64	Parts Authority Metro LLC	Vehicle parts and service supplies-equipment, parts, service and batteries	9,272.01
65	Pete's Road Service Inc.	Vehicle repairs and parts	3,808.88
66	PlaneNoise Inc.	Noise complaint program	1,316.13
67	Red Star Fire Protection	Fire alarm monitoring	1,098.10
68	Right Energy Group LLC	Professional services for Green Energy Programs	13,186.00
69	San Bernardino County Fire Protection	ARFF rig repairs - RED 11	4,024.79
70	Shonsie Island	Employee training reimbursement	238.60
71	SITA Information Networking Computing USA, Inc.	Monthly maintenance and support	1,404.28
72	Southern California Edison	Electric power	71,517.16
73	Staples Contract & Commercial LLC	Office supplies	5,623.10
74	Sunwest Printing Inc.	Custom printing to support the agency	548.11
75	Sysco Riverside Inc.	Hospitality bar supplies - Luxivair SBD	5,089.75
76	T&G Construction Services Inc.	Drywall and roof repairs-FBO	3,106.40
77	Tammie Headley	Leland's café - customer service	1,115.50
78	Tetra Tech AMT	SMS planning and development services	8,868.80
79	The Gas Company	Natural gas service	6,950.73
80	Pitney Bowes	Lease and postage revolving fund account	3,851.61
81	Thompson Industrial Supply	Conveyor belt repair	918.74
82	Titan Aviation Fuels	Jet A and Avgas fuel inventory purchases	4,374,856.08
83	Tom Dodson & Associates	Professional services - environmental issues/projects	2,100.00
84	Trilogy Medwaste West LLC	Waste disposal service for international flights	2,086.37
85	Underground Service Alert Of Southern Cal	Monthly maintenance fee and ticket charges	28.50
86	Unical Aviation	Refund- tenant security deposit	36,920.86

San Bernardino International Airport Authority
Register of Demands for Commission Meeting
3/26/2025


Line	Company Name	Description	AP Register
87	US Custom & Border Protection	Customs contract and inspection fees	6,532.37
88	Utility Telecom Group LLC	Data Ethernet & phone service-bandwidth & telephone services	1,556.13
89	Verizon Wireless	Wireless phone services	2,764.86
90	VFS Fire & Security Services	Recurring / unplanned maintenance, repairs & inspections-pump house	4,420.00
91	Victor Iosefa	Annual boot reimbursement	156.23
92	VISA	Office supplies, airport supplies and services, and Luxivair SBD supplies, services, and incidentals	36,770.52
93	Wendy McConaughey	Employee business travel reimbursement	320.00
94	Western Exterminator Company	Pest control services	3,201.90
	Total		\$ 5,445,522.00

**Visa Breakdown
February 2025
SBIAA**

Line	Description	Vendor	Dept.	
1	Electronic document file	DropBox	Admin.	119.88
2	18v Batteries for power tools	Home Depot	Maint.	129.35
3	Gopher traps	K&L Hardware	Maint.	185.18
4	Measuring cups for chem shed	Angel Gliding LTD	Maint.	91.94
5	No Parking signs for Leland Norton	My Parking Sign	Maint.	147.36
6	Erosion control at the GA ramp-waddle	White Cap	Maint.	552.83
7	Reseeding grass areas-top soil	Sunshine Growers	Maint.	457.94
8	Erosion control at the GA ramp-waddle	Whitecap	Maint.	582.40
9	Reseeding grass areas-topper	Sunshine Growers	Maint.	410.53
10	Gate sign for airfield	Smartsign	OPS	70.96
11	Pop-up cones - 28"-OPS	Uline	OPS	986.69
12	Registration for Terrell Bowie for ISC West conference in Las Vegas, NV in April 2025	ISC West	Admin.	1100.00
13	Landfill Panel Repair-pole breaker	Lowes	Maint.	19.32
14	Landfill Panel Repairs-tools and supplies	Home Depot	Maint.	188.21
15	Hospitality AeroSimple Training-donuts	Donut Factory	Maint.	38.90
16	Replace Fixtures Bldg. 730 Offices-electrical supplies	Lowes	Maint.	148.78
17	Wood Polish/Storage Bin Bldg. 730 Offices-cleaning supplies	Lowes	Maint.	24.00
18	Hazardous waste disposal	MediWaste	Maint.	41.18
19	Delivery service of T-3000 truck from Ontario to SBIAA	Mentone Beach RV & Boat Storage	Maint.	988.80
20	Handwashing station rental	National Construction Rental	Maint.	110.88
21	ISC annual security conference-4 day passport registration	Rx USA	Security	1100.00
22	Custom branded clear toiletries bags in support of SBD Airport marketing-TSA bags	Everything Branded	Mktg.	2817.00
23	Booking deposit for event center in support of Leaders In Energy	Double Tree by Hilton Ontario	Mktg.	2406.25
24	Pre-employment background service	Checker	HR	132.98
25	Interview panel -food & beverage Hospitality	Chipotle	HR	32.06
26	Routes America Conference-registration	UBM Information	Admin.	2065.00
27	Late fee payment	FedEx	Admin.	3.29
28	Annual dinner and awards reception-C. Pritchett	IEEP	Admin.	125.00
29	State of the Region conference-C. Pritchett and M. Burrows	2025 State of the Region	Admin.	142.42
30	Interview panel FBO manager -food & beverage Hospitality	Panera Bread	Admin.	92.05
31	Insulated male disconnect-electrical supplies	Galco Industrial	Maint.	57.98
32	Door assembly Security 21-310-parts	Ken Grody	Maint.	733.46
33	Measuring pitcher and utility knife-landscape supplies	Siteone Landscape	Maint.	33.42
34	Key duplication Bldg. 56	Dibs Safe & Lock	Maint.	4.89
35	Safety supplies, gloves, & eyewear	Uline	Maint.	776.00
36	Book: Soil Fumigation 2nd edition	University of California Agriculture	Maint.	42.11
37	Monthly subscription	Microsoft	IT	660.00
38	CBP TV Content	Dish Network	IT	113.71
39	Website management software, split between servers for each agency. \$103.38 IVDA (57331 D54000 E110)	CPANEL	IT	51.69
40	Website management software, split between servers for each agency. \$103.38 IVDA (57331 D54000 E110)	CPANEL	IT	51.69
41	Agencies' website usage charges, split between servers for each agency \$117.50 IVDA (57331 D54000 E110)	DigitalOcean	IT	58.75
42	Agencies' website usage charges, split between servers for each agency \$117.50 IVDA (57331 D54000 E110)	DigitalOcean	IT	58.75
43	DNS service for .gov domains	Amazon Web Services	IT	1.01
44	TV content for concourse	Sling	IT	66.79
45	Processes parking lot transactions	Windcave	IT	305.00
46	Monthly subscription	Microsoft	IT	642.00
47	Online storage	Apple.com	IT	0.99
48	ISC West Security Conference	Reed Expo USA	IT	1100.00
49	Hosted IT collaboration	Slack	IT	43.75
50	Terminal background music	Soundtrack Your Brand	IT	54.00
51	Monthly subscription	Microsoft	IT	2.68
52	Gate 10 network connection	Cable & Wireless	IT	730.27
53	Fuel crew car-FBO	Chevron	FBO	83.18
54	Cable service for FBO	Dish Network	FBO	155.35

**Visa Breakdown
February 2025
SBIAA**

Line	Description	Vendor	Dept.	
55	Supplies to clean the FBO	Sam's Club	FBO	267.41
56	Fly into 2025 loyal customer event 1/10/2025	Septembers Taproom	FBO	2188.75
57	Detailed crew cars	Rive Your Drive	FBO	156.00
58	Dry Cleaning for aircraft N510MG	Family Dry Cleaners	FBO	139.75
59	GSA Uniforms	Cintas	FBO	356.26
60	Fuel crew car-FBO	Chevron	FBO	55.34
61	New Year New You promotional raffle	Massage Envy	FBO	200.00
62	Streaming service	Netflix	FBO	22.99
63	Food handlers card for M. Martinez	State food & safety	FBO	22.00
64	Water for hospitality bar at FBO	Smart & Final	FBO	68.88
65	Board meeting tour with M. Burrows 1/22/2025	Panera Bread	FBO	180.59
66	Stock imagery service	Adobe	Mktg.	49.99
67	Boosted social media post for Provo route	Meta	Mktg.	60.61
68	Bank Check endorsement stamp	Safeguard Portal Processing	IT	38.78
69	Regular Membership fee 1/6/25-1/5/26	California Association of Public Procurement Officials, Inc. (CAPPO)	Admin.	145.00
70	Fees for upcoming Project Management & Procurement Seminar-S. Carvalho	California Association of Public Procurement Officials, Inc. (CAPPO)	Admin.	95.00
71	Tire replacement 01-66	Pete's Road Service	Fleet	972.44
72	Tire replacement 07-72	Pete's Road Service	Fleet	825.86
73	Cleaner	Hatfield Buick	Fleet	61.99
74	Lever for 24-02	Hatfield Buick	Fleet	152.43
75	Tire disposal charge	Pete's Road Service	Fleet	350.00
76	Battery Titan 10k fuel truck	Parts Authority	Fleet	388.27
77	Window regulator 08-07 Escape 23	Parts Authority	Fleet	50.26
78	Steel plates and metal supplies	Patton Sales	Fleet	955.47
79	Rotors and brake pads 15-01 dump truck	Parts Authority	Fleet	327.28
80	Battery ARFF Generator	Parts Authority	Fleet	240.46
81	Hose and pipes 01-66 irrigation truck	Hatfield Buick	Fleet	111.75
82	Tire replacement 07-55	Pete's Road Service	Fleet	696.60
83	Cap for Facilities 30	Hatfield Buick	Fleet	23.54
84	Auto body repairs Security 21-310	Wyatt's Paint Body	Fleet	837.91
85	Hose repair electrical diesel bowser	Bernell Hydraulics	Fleet	221.39
86	Alternator fuel trucks stock	Quality Power	Fleet	326.71
87	Tire replacement fuel truck 3609	Pete's Road Service	Fleet	503.16
88	Cover for water pump R9	Colton Truck	Fleet	103.87
89	Rebuild alternator GMC water truck 19	Quality Power	Fleet	195.00
90	Silicone R9	O Rings & Things	Fleet	3.81
91	Travel AAAE conference 01/2025 Koloa Hawaii M. Burrows-hotel deposit	Grand Hyatt	Admin.	887.08
92	Travel for NBAA-SDC convention in New Orleans, LA 03/2025-W. McConaughey-airfare	Southwest Airlines	Admin.	716.36
93	Travel for NBAA-SDC convention in New Orleans, LA 03/2025-M. Saldana-airfare	Southwest Airlines	Admin.	646.36
94	Travel for NBAA-SDC convention in New Orleans, LA 03/2025-M. Martinez-airfare	Southwest Airlines	Admin.	646.36
95	Travel for ISC West convention in Las Vegas, NV 04/2025 Mitch Dattilo-Hotel	Venetian Hotel & Casino	Admin.	446.72
96	Travel for ISC West convention in Las Vegas, NV 04/2025 M. Dennis-Hotel	Venetian Hotel & Casino	Admin.	446.72
97	Travel for ISC West convention in Las Vegas, NV 04/2025 T. Bowie-Hotel	Venetian Hotel & Casino	Admin.	446.72
				36,770.52
	VISA Statement Balance			
	Date Prepared: 02/25/2024			36,770.52

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 4</p> <p>PRESENTER: Mark Cousineau, Director of Finance</p>
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SUBJECT: RECEIVE AND FILE TREASURER'S REPORT FOR JANUARY 31, 2025 FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA)

SUMMARY

SBIAA's monthly Treasurer's Report that reconciles cash.

RECOMMENDED ACTION(S)

Receive and file Treasurer's Report for January 31, 2025, for the San Bernardino International Airport Authority (SBIAA).

FISCAL IMPACT

None.

PREPARED BY:	Mark Cousineau
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	N/A
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

Attached is the Treasurer's Report for January 31, 2025, for the San Bernardino International Airport Authority. The total book value of cash accounts is \$8,961,563.11 on January 31, 2025. Bank statements reflect \$9,481,970.33. The difference between the two numbers is related to the outstanding checks, the deposits in transit, and other items January 31, 2025.

If you have any questions about this report, please contact me at (909) 382-4100 x141.

Attachments:

1. Treasurer's Report for January 31, 2025


SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY

**Treasurer Report
January 31, 2025**

<u>Cash</u>	Balance 12/31/24	Activities	Balance 01/31/25
Checking Account - Wells Fargo Bank	\$ 6,962,009.65	\$ (1,789,760.06)	\$ 5,172,249.59
Deposits In Transit:			
Beginning	74,843.85	(74,843.85)	-
Ending		-	-
Outstanding Checks:			
Beginning	(244,485.39)	244,485.39	-
Ending		(520,407.22)	(520,407.22)
Premium Money Market Account - Wells Fargo Bank	2,242,916.68	1,295.73	2,244,212.41
Deposits In Transit:			
Beginning			
Ending			
Payroll Account - Wells Fargo Bank	4,482.20	279,682.12	284,164.32
Deposits In Transit:			
Beginning	-	-	-
Ending	-	-	-
Outstanding Checks:			
Beginning	-	-	-
Ending	-	-	-
Subtotal	9,039,766.99	(1,859,547.89)	7,180,219.10
<u>Investments</u>			
Local Agency Investment Funds	344,996.28	4,012.40	349,008.68
Deposits In Transit:			
Beginning			
Ending			
Subtotal	344,996.28	4,012.40	349,008.68
<u>Investments Held With Fiscal Agent</u>			
Debt Service Fund-US Bank-2021A series	585,050.73	152,086.61	737,137.34
Reserve Fund- US Bank 2021A series	520,641.50	1,846.66	522,488.16
Debt Service Fund-US Bank-2021B series	106,239.64	385.83	106,625.47
Reserve Fund -US Bank-2021B series	65,850.79	233.57	66,084.36
Subtotal	1,277,782.66	154,552.67	1,432,335.33
Total Cash and Investments	\$ 10,662,545.93	(1,700,982.82)	\$ 8,961,563.11

I certify that this report accurately reflects all cash and investments for the above period and all the investment is in compliance with San Bernardino International Airport Authority's investment policy. San Bernardino International Airport Authority shall be able to meet it's expenditure requirement for next six month, antipating operational fund receipts from IVDA.


Mark Cousineau, Treasurer

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 5</p> <p>PRESENTER: Jeff Barrow, Director of Development</p>
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SUBJECT: APPROVE CHANGE ORDER NO. 1 WITH GEO PAVING AND SEAL COATING, INC. FOR \$4,500 FOR ADDITIONAL WORK RELATED TO THE GENERAL AVIATION RAMP PROJECT; APPROVE THE FILING OF A NOTICE OF COMPLETION FOR THIS CONTRACT AND AUTHORIZE THE RELEASE OF RETAINED FUNDS

SUMMARY

This contract was approved on December 12, 2024. The proposed Change Order No.1 addresses additional patching, asphalt, and slurry seal work encountered during the course of construction.

RECOMMENDED ACTION(S)

Approve Change Order No. 1 with Geo Paving and Seal Coating, Inc. for an amount not to exceed \$4,500 for additional work related to the General Aviation Ramp Project; approve the filing of a Notice of Completion and authorize the release of retained funds for this contract; and authorize the Chief Executive Officer to execute all related documents.

FISCAL IMPACT

None. Funding for this project is included in the approved San Bernardino International Airport Authority (SBIAA) Fiscal Year 2024-2025 Budget as a Capital Project, Project Number 25s053 – Ramp Repair, for \$100,000 of which \$4,500 is allocated for this Change Order.

PREPARED BY:	Issa Massou
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

On December 12, 2024, the SBIAA Commission authorized the award of a contract with Geo Paving and Seal Coating, Inc. for the General Aviation Ramp Project. The project is currently underway and will construct asphalt repairs on an existing general aviation ramp near Hangar 333, as part of the lease agreement with Aloft Aviation. These improvements align with SBIAA's ongoing commitment to providing a safe, efficient, and user-friendly experience for tenants and airfield users.

During construction, it was determined that an additional area of approximately 1,000 SF required repairs. Additional patching, asphalt, and slurry seal will be performed on the area, expanding the width of the repaired aircraft ramp.

Geo Paving and Seal Coating Contract and Proposed Change Order No. 1:

Original Contract Amount	\$77,500.00
Change Order #1	<u>\$ 4,500.00</u>
New Contract Amount	\$82,000.00

Pending approval of Change Order No. 1, the construction contract will be complete. Staff recommends the Commission approve the above recommended action.

Attachments:

1. Change Order No. 1
2. Photos

INVOICE



Service Address

Taxiway Slurry
Project, Hangar
333 is located at
3005 "U" Street,
San Bernardino, CA
92408

Bill To

San Bernardino
International
Airport Authority
1601 E Third St,
San Bernardino, CA
92408
(909) 659-4056

Geo Paving and Sealcoating

9650 Business Ctr. Dr. Ste116 Rancho Cuc. CA91730,
185 Paularino Ave # D, Costa Mesa, CA 92626
Phone: (951) 463-7002
Email: kal@geopaving.com
Web: www.geopaving.com

Payment terms

Due upon receipt

Invoice #

511

Date

03/17/2025

Business / Tax #

License #: 1041655

Description

Rate

Change order (Area in blue) \$4,500.00

- 1.Additional mobilization for asphalt work and patching, grind and overlay for an area was added outside the original work limits
- 2.Grind and overlay along potholes in multiple locations for a total area of approximately 1,000 sq.ft.
- 3.Base pave all potholes 3-4" with mix Asphalt
- 4.Additional sweeping and power cleaning outside the original work limits prior to apply slurry seal

Subtotal

\$4,500.00

Total

\$4,500.00

Notes:

-pricing for prevailing wage rates.

Exclusions:

Traffic control ,Testing , Permits or fees, Designe , Engineering or surveying, Const. water, Sawcut or Removal, Backfill , Base for Concrete/Other , Weedkiller , Prime coat , Seal coat, Drainage < 1% fall, Utility Adjustment's , Patching for utilities/Others , Barricades or Traffic control, Striping , Signage, Bumpers , Truncated domes , ADA compliance, , PSA ,PLA ,CWA , Union laborers of operator , Skilled, Work force ,

Terms and conditions:

1) All deliveries of material, supplies, or equipment over roadways of the drives of the premises shall not incur liability to company.

2) Geo paving and Sealcoating shall not be responsible for the following:

a) Any permits, licenses, fees, etc. unless provided in contract.

b) Any damage to underground utilities not shown on blue print or marked on the job site.

c) Any pavement sinking or settling resulting from failure or settling of sub-grade from water erosion, improper compaction or other causes beyond control of Geo paving and Sealcoating.

e) Geo paving and Sealcoating will not be held responsible for drainage at designed or existing fall of less than 1% fall.

f) Geo paving and Sealcoating will not be held responsible for damage to rock or sub-grade caused by water infiltration.

g) The guarantee of any seal materials adhering to oil saturated sports or other substances that cause the seal not to bind properly to the asphalt. Normal cleaning procedures do not include the removal of oil.

h) Any damaged or tire marks resulting to seal or asphalt of barricades are removed, avoided or taken down prior to the time(s) stipulated.

i) Any damaged to cars, concrete, shoes, cloths, carports, or other thing as a result of going onto the asphalt prematurely.

j) Any damaged that in not direct result of negligence or willful misconduct or Geo paving and Sealcoating.

k) Any crack sealing, as it will settle and re-crack even though it is properly applied. After the cracks have been sealed, they will still show through any seal coating.

l) Any damages to underground utilities.

3) Geo paving and Sealcoating will warrantee materials and workmanship for 1 year.

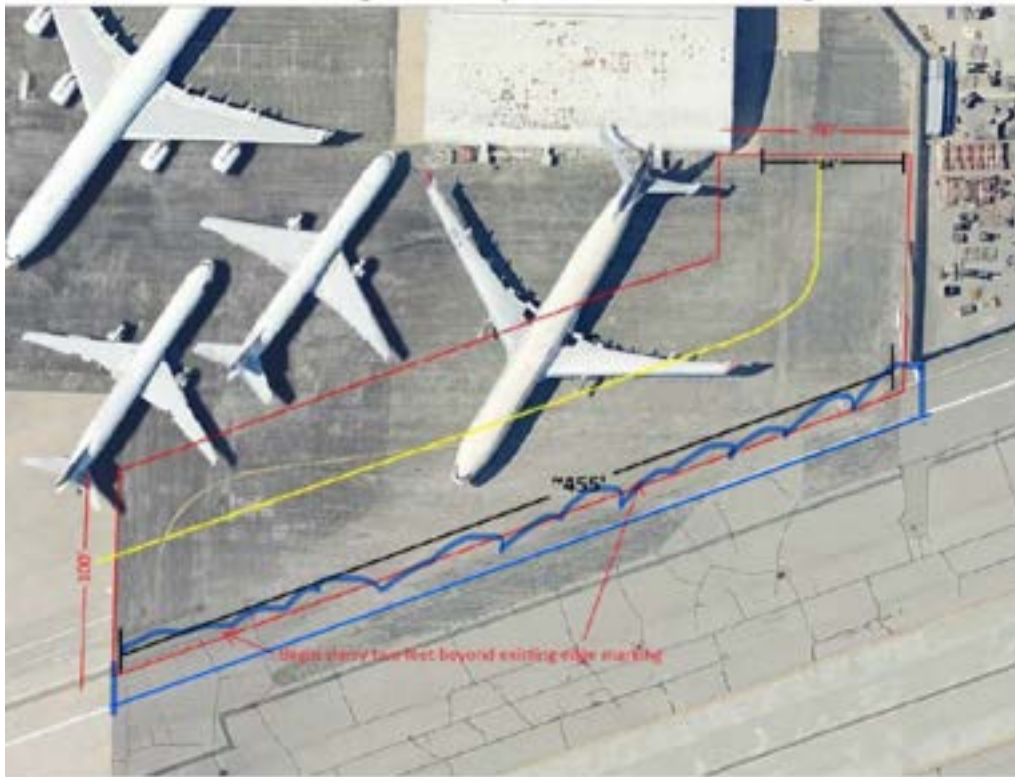
4) Any invoice not paid upon completion will be subject to interest of 5% per month. An invoice is considered paid when Geo paving and Sealcoating has payment in their possession.

5) All landscaping water must off (24) hours prior to commencement of work and must remain off for (48) hours after completion of work to allow for curing of materials. All areas where work was performed must remain closed to foot and vehicular traffic for a minimum of (24) hours after completion of work.

6) It is the owner's responsibility to notify any tenants or other interested parties at least (24) hours before the start of the project. If it is necessary for buyers to reschedule the job, he must notify Geo paving and Sealcoating in writing at least (48) hours in advanced. If notice is not given in time, then a "move-in" fee will be charged for all preparations made.

- 7) Geo paving and Sealcoating shall not be responsible for any steering or scuff marks on the new asphalt or new seal. This is a normal occurrence, especially in hot weather and usually blends back in and mend themselves in few days.
- 8) Geo paving and Sealcoating will not be responsible for contaminated soil under existing asphalt (vegetation, root trees, etc)
- 9) The owner or agent shall hold harmless Geo paving and Sealcoating from any claims whatsoever involving the property upon which work is to be performed, including property damage, bodily injury or death, or any other occurrence other than resulting from the sole negligence or willful misconduct of Geo paving and Sealcoating.
- 10). Geo paving and Sealcoating will not be responsible for any A.D.A regulations (slope levels, signs, etc.) for the property unless it is specified under the contract.

Exhibit A
Bldg 333 Ramp Construction Phasing Plan

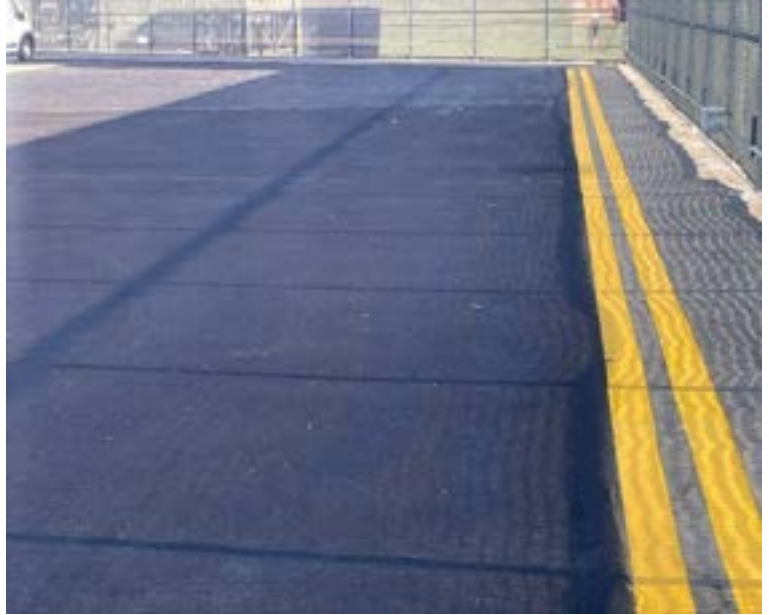





By signing this document, the customer agrees to the services and conditions outlined in this document.

Kal Sayegh

San Bernardino International Airport Authority



	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 6</p> <p>PRESENTER: Jeff Barrow, Director of Development</p>
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SUBJECT: AUTHORIZE STAFF TO ADVERTISE THE LUXIVAIR SBD KITCHEN AND SNACK BAR UPGRADE PROJECT

SUMMARY

Approval of this item will allow staff to advertise a Notice Inviting Bids for the Luxivair SBD Kitchen and Snack Bar Upgrade Project. The authorized scope of work for this project provides for millwork improvements to Luxivair SBD's snack bar, kitchen, and storage room. This project will be procured in accordance with the agency's policies and procedures.

RECOMMENDED ACTION(S)

Authorize staff to advertise the Luxivair SBD Kitchen & Snack Bar Upgrade Project in accordance with the agency's policies and procedures.

FISCAL IMPACT

None. Funding for this project is included in the approved San Bernardino International Airport Authority (SBIAA) Fiscal Year 2024-2025 Budget as a Capital Improvement Project (Account 63222), Project Number 25s080 – FBO Building Improvements for \$150,000 of which \$142,000 will be allocated to this project.

PREPARED BY:	Griselda Lizarraga
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

Luxivair SBD (FBO) is located at 295 N Leland Norton Way, San Bernardino, CA 92408, where it hosts corporate and private pilots, their passengers, and provides a wide array of first-class amenities and services to its guests. The services provided by Luxivair SBD are an important source of revenue for the San Bernardino International Airport Authority (SBIAA). The building's current millwork at the snack bar and kitchen areas needs improvement. The snack bar cabinets are misaligned, counterspace is limited, and trash bins are exposed to the public. The kitchen cabinets are deteriorating and no longer functional, and the current layout restricts countertop space and overall storage capacity, an issue for the growing staff of the FBO.

The proposed snack bar improvements include repairing the existing cabinet doors, installation of new appliances, and new countertop openings for inside cabinet trash bins. The proposed kitchen improvements include gutting and removal of all existing kitchen millwork and tiles. New kitchen cabinets, ceiling tiles, and floor tiles will be installed, along with new appliances and repainting of the kitchen area. SBIAA staff retained the professional services of the building's architect of record, J.R. Miller & Associates (JRMA), for the preparation of a millwork design package, including renderings of new cabinets and material details. The millwork package will be incorporated as part of the bid advertisement packet. The proposed millwork improvements will enhance the experience for all Luxivair SBD guests and staff, in alignment with the FBO's commitment as the premier Southern California FBO.

Approval of the above recommended action will provide the necessary authorization for staff to advertise bids for the work described. Following receipt and review of bids, the lowest responsible bid will be brought back to the SBIAA Commission for consideration and approval.

Staff recommends the Commission approve the above recommended action.

Attachments:

1. Millwork Design Package



Millwork Design Package



Summit 24"W Built-In Commercial Beverage Center, ADA Compliant



Mockett DP128 / 6" Satin Stainless Steel (SSS)



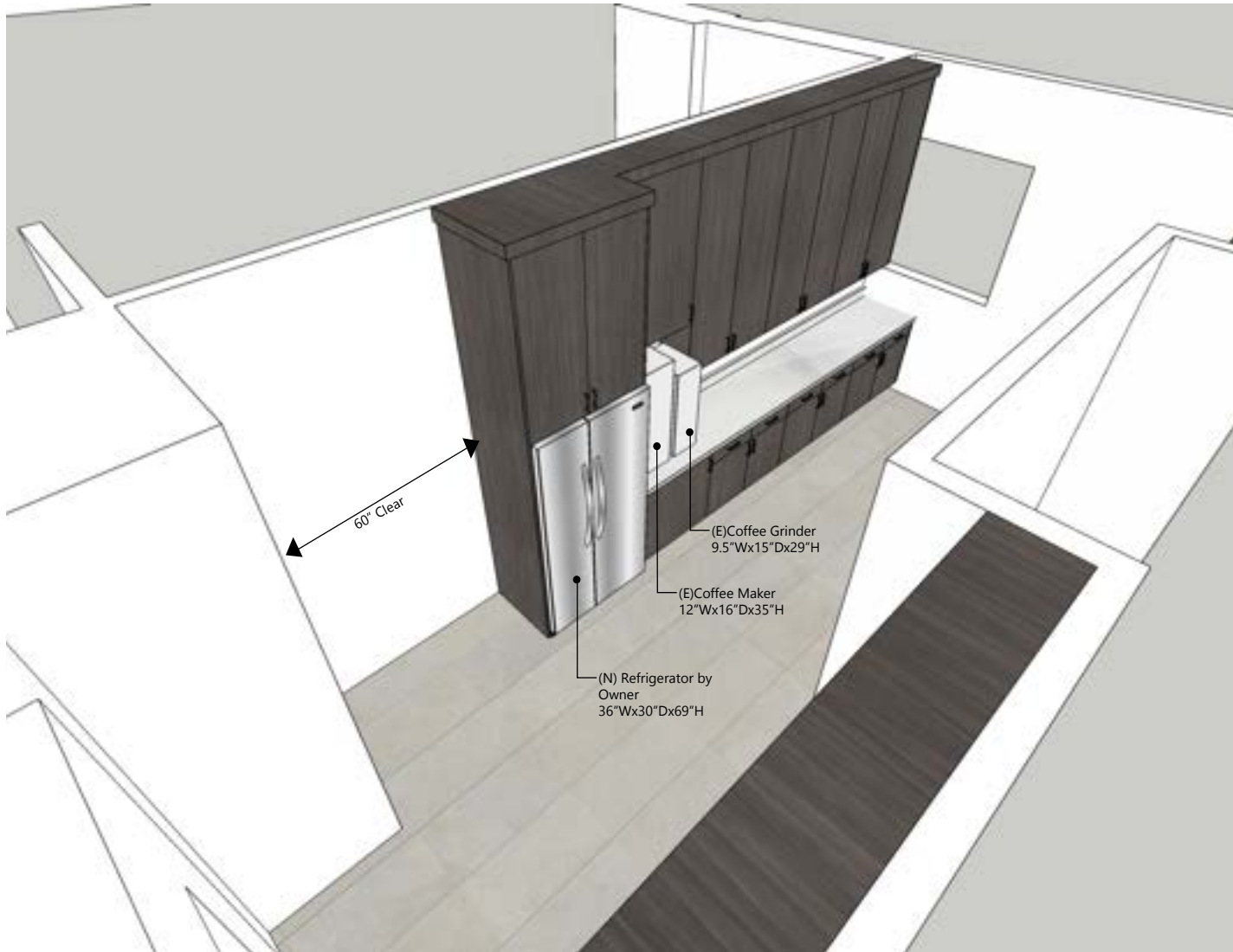
8" or 10" Square Grommet Hole Satin Stainless Steel (SSS)



Kohler Components Pull-Down Kitchen Sink Faucet K-28268 ADA Compliant



Kohler Strive K-5287 ADA Compliant



Bedrosians Calacatta Super
White Porcelain Slab



Formica Graphite Twill
Matte 8829-58



Mockett DP128 / 6"
Satin Stainless Steel (SSS)



Kohler Edalyn K-28357
ADA Compliant



Kohler Strive K-5287
ADA Compliant



Bedrosians Calacatta Super
White Porcelain Slab



Formica Graphite Twill
Matte 8829-58



Mockett DP128 / 6"
Satin Stainless Steel (SSS)



8" or 10" Grommet Hole
Satin Stainless Steel (SSS)



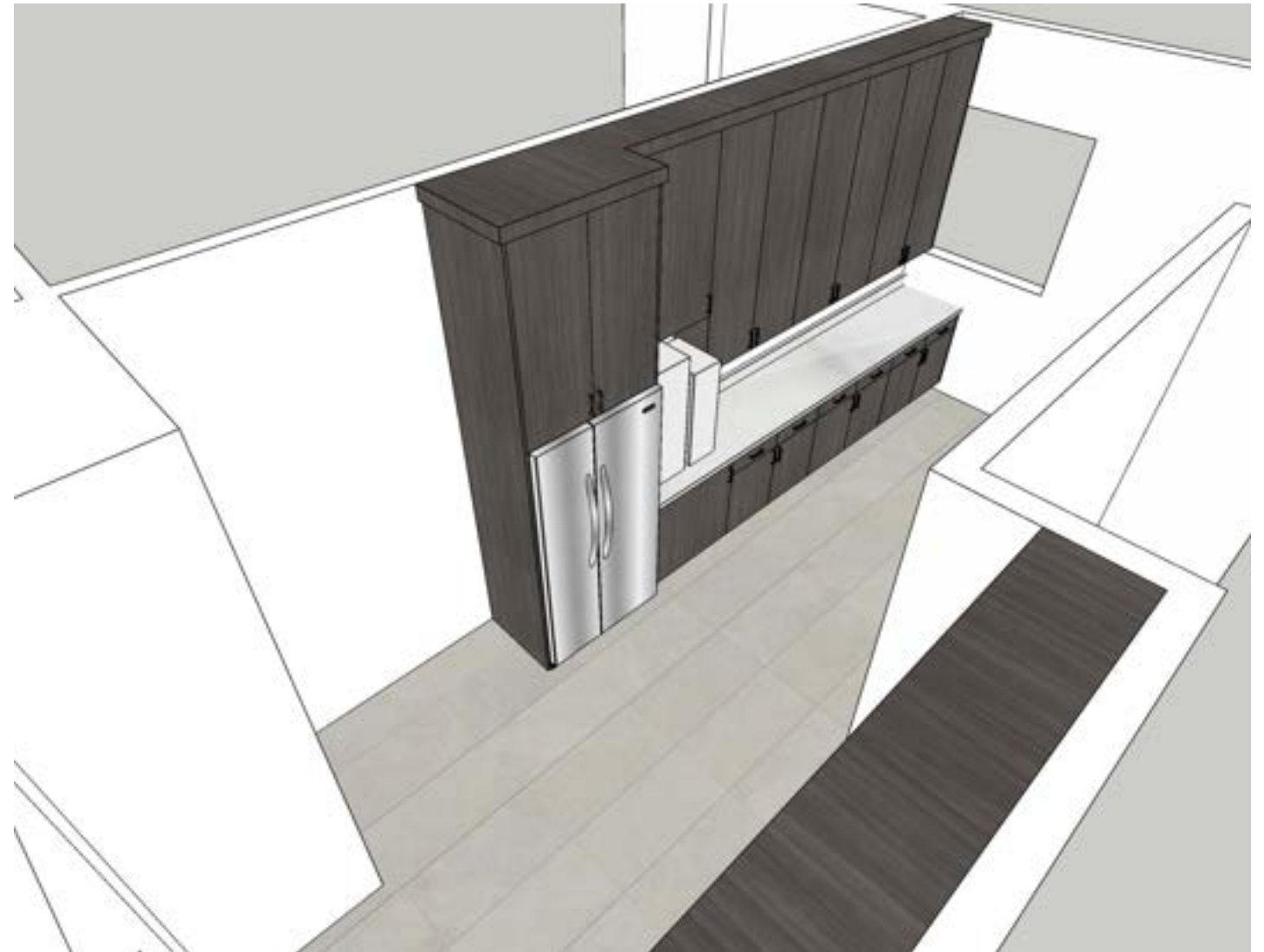
Kohler Edalyn
K-28360
ADA Compliant



ULINE
Tabletop Towel Dispenser
H-5995 Stainless Steel
8"Hx13"Wx5"D




Sterling Ludington 32"
Undermount Double-Bowl 32024-NA
ADA Compliant



Armstrong Ceiling System
White, 24"x24"
Existing Ceiling grid to remain
New Ceiling tile to match existing



Arizona Tile
Faro Taupe Grey 12x24
1/8" Grout

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 7</p> <p>PRESENTER: Jeff Barrow, Director of Development</p>
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SUBJECT: AUTHORIZE STAFF TO ADVERTISE THE TERMINAL LACTATION ROOM AND PET RELIEF PROJECT

SUMMARY

Approval of this item would authorize staff to advertise a Notice Inviting Bids for the Terminal Lactation and Pet Relief Project. The authorized scope of work for this project provides for the construction of a new lactation room and pet relief area on the second floor of the domestic terminal building. This project will be procured in accordance with the agency's policies and procedures.

RECOMMENDED ACTION(S)

Authorize staff to advertise for the Terminal Lactation and Pet Relief Project in accordance with the agency's policies and procedures.

FISCAL IMPACT

None. Funding for this project is included in the approved San Bernardino International Airport Authority (SBIAA) Fiscal Year 2024-2025 Budget in the Capital Projects Fund, Account 63222 – Terminal Improvements in the amount \$205,000.

PREPARED BY:	Griselda Lizarraga
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

The domestic terminal building is located at 105 N. Leland Norton Way, San Bernardino, CA 92408 where it is available to the traveling public during scheduled airline passenger flights. The second floor of the domestic terminal, beyond the TSA security checkpoint, is designed to accommodate passengers as they prepare to board and disembark commercial airlines. Currently, this concourse area is not equipped with proper pet relief or lactation rooms. Such facilities are necessary to accommodate the needs of the public, and to ensure a safe and comfortable experience during travel through the San Bernardino International Airport.

The proposed improvements include the construction of two new lactation rooms, a new pet relief room, and a relocated janitorial storage room. The project scope includes demolition, new walls, plumbing, electrical, carpentry, lighting, and finishes necessary for the new rooms. SBIAA staff retained the professional services of Miller Architecture for the preparation of a complete set of construction drawings. The drawings will be incorporated as part of the bid advertisement packet. The proposed terminal improvements will accommodate the needs of the terminal's passengers and offer a more convenient and pleasant travel experience.

Approval of the above recommended action will provide the necessary authorization for staff to advertise bids for the work described. Following receipt and review of bids, the lowest responsible bid will be brought back to the SBIAA Commission for consideration and approval.

Staff recommends the Commission approve the above recommended action.

Attachments:

1. Construction Drawings

044

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of \$200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 et seq. for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

The following terms are defined in Chapter 2 (and are included here for reference)

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 90 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.

Eligible vehicles are limited to the following:

- Zero emission vehicle (ZEV), enhanced advanced technology PZEV (enhanced AT ZEV) or transitional zero emission vehicles (TZEV) regulated under CCR, Title 13, Section 1962.
- High-efficiency vehicles, regulated by U.S. EPA, bearing a fuel economy and greenhouse gas rating of 9 or 10 as regulated under 40 CFR Section 600 Subpart D.
- NEIGHBORHOOD ELECTRIC VEHICLE (NEV).** A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.
- TENANT-OCCUPANTS.** Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.
- VANPOOL VEHICLE.** Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.
Note: Source: Vehicle Code, Division 1, Section 668
- ZEV.** Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

- 5.106.1.1 Local ordinance.** Comply with a lawfully enacted storm water management and/or erosion control ordinance.
- 5.106.1.2 Best Management Practices (BMPs).** Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.
 - Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Scheduling construction activity during dry weather, when possible.
 - Preservation of natural features, vegetation, soil, and buffers around surface waters.
 - Drainage swales or lined ditches to control stormwater flow.
 - Mulching or hydroseeding to stabilize disturbed soils.
 - Erosion control to protect slopes.
 - Protection of storm drain inlets (gravel bags or catch basin inserts).
 - Perimeter sediment control (perimeter silt fence, fiber rolls).
 - Sediment trap or sediment basin to retain sediment on site.
 - Stabilized construction exits.
 - Wind erosion control.
 - Other soil loss BMPs acceptable to the enforcing agency.
 - Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
 - Dewatering activities.
 - Material handling and waste management.
 - Building materials stockpile management.
 - Management of washout areas (concrete, paints, stucco, etc.).
 - Control of vehicle/equipment fueling to contractor's staging area.
 - Vehicle and equipment cleaning performed off site.
 - Spill prevention and control.
 - Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.

Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

- Covered, lockable enclosures with permanently anchored racks for bicycles;
- Lockable bicycle rooms with permanently anchored racks; or
- Lockable, permanently anchored bicycle lockers.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction to provide electric vehicle infrastructure and facilitate electric vehicle charging shall comply with Section 5.106.5.3.1 and shall be provided in accordance with regulations in the California Building Code and the California Electrical Code.

- Exceptions:
- On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - Where there is no local utility power supply.
 - Where the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcement agency substantiating the local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
 - Parking spaces accessible only by automated mechanical car parking systems are not required to comply with this code section

5.106.5.3.1 EV capable spaces.
[N] EV capable spaces shall be provided in accordance with Table 5.106.5.3.1 and the following requirements:

- Wayways complying with the California Electrical Code and no less than 1-inch (25 mm) diameter shall be provided and shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the EV capable and into a suitable listed cabinet, box, enclosure or equivalent. A common raceway may be used to serve multiple EV charging spaces.
- A service panel or subpanel (s) shall be provided with panel space and electrical load capacity for a dedicated 208/240 volt, 40-ampere minimum branch circuit for each EV capable space, with delivery of 30-ampere minimum to an installed EVSE at each EVCS.
- The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
- The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

Note: A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by an enforcement agency. See vehicle Code Section 22511.2 for further details.

TABLE 5.106.5.3.1		
TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CAPABLE SPACES	NUMBER OF EVCS (EV CAPABLE SPACES PROVIDED WITH EVSE)*2
0-9	0	0
10-25	2	0
26-50	8	2
51-75	13	3
76-100	17	4
101-150	25	6
151-200	35	9
201 AND OVER	20% of total	25% of EV capable spaces

- Where there is insufficient electrical supply.
- The number of required EVCS (EV capable spaces provided with EVSE) in column 3 count towards the total number of required EV capable spaces shown in column 2.
- 5.106.5.3.2 Electric vehicle charging stations (EVCS)**
EV capable spaces shall be provided with EVSE to create EVCS in the number indicated in Table 5.106.5.3.1. The EVCS required by Table 5.106.5.3.1 may be provided with EVSE in any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 EVSE shall be provided.

One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required by Section 5.106.5.3.1 for each EV capable space is accumulatively supplied to the EV charger.

The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduce proportionally the required electrical load capacity to the service panel or subpanel.

5.106.5.3.3 Use of automatic load management systems (ALMS).

ALMS shall be permitted for EVCS. When ALMS is installed, the required electrical load capacity specified in Section 5.106.5.3.1 for each EVCS may be reduced when serviced by an EVSE controlled by an ALMS. Each EVSE controlled by an ALMS shall deliver a minimum 30 amperes to an EV when charging one vehicle and shall deliver a minimum 3.3 kW while simultaneously charging multiple EVs.

5.106.5.3.4 Accessible EVCS.

When EVSE is installed, accessible EVSC shall be provided in accordance with the California Building Code, Chapter 11B, Section 11B-228.3.

Note: For EVCS signs, refer to Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

5.106.5.4 Electric Vehicle (EV) charging: medium-duty and heavy-duty. [N]
Construction shall comply with section 5.106.5.4.1 to facilitate future installation of electric vehicle supply equipment (EVSE). Construction for warehouses, grocery stores and retail stores with planned off-street loading spaces shall also comply with Section 5.106.5.4.1 for future installation of medium- and heavy-duty EVSE.

- Exceptions:
- On a case-by-case basis where the local enforcing agency has determined compliance with this section is not feasible based upon one of the following conditions:
 - Where there is no local utility power supply.
 - Where the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.
- When EVSE(s) is/are installed, it shall be in accordance with the California Building Code, the California Electrical Code and as follows:

5.106.5.4.1 Electric vehicle charging readiness requirements for warehouse, grocery stores and retail stores with planned off-street loading spaces.

- [N] In order to avoid future demolition when adding EV charging supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformers(s), service panel(s) or subpanel(s) shall be installed at the time of construction in accordance with the California Electrical Code. Construction plans and specifications shall include but are not limited to, the following:
- The transformer, main service equipment and subpanel shall meet the minimum power requirement in Table 5.106.5.4.1 to accommodate the dedicated branch circuits for the future installation of EVSE.
 - The construction documents shall indicate on or more location(s) convenient to the planned offstreet loading space(s) reserved for medium- and heavy-duty ZEV charging cabinets and charging dispensers, and a pathway reserved for routing of conduit from the termination of the raceway(s) or busway(s) to the charging cabinet(s) and dispenser(s) as shown in Table 5.106.5.4.1.
 - Raceway(s) or busway(s) originating at a main service panel or a subpanel(s) serving the area where potential future medium- and heavy-duty EVSE will be located and shall terminate in close proximity to the potential future location of the charging equipments for medium- and heavy-duty vehicles.
 - The raceway(s) or busway(s) shall be sufficient size to carry the minimum additional system load to the future location of the charging for medium- and heavy-duty ZEVs as shown in Table 5.106.5.4.1.

TABLE 5.106.5.4.1 RACEWAY CONDUIT AND PANEL POWER REQUIREMENTS FOR MEDIUM- AND HEAVY-DUTY EVSE [N]			
BUILDING TYPE	BUILDING SIZE (SQ. FT.)	NUMBER OF OFF-STREET LOADING SPACES	ADDITIONAL CAPACITY REQUIRED (KVA) FOR RACEWAY & BUSWAY AND TRANSFORMER & PANEL
Grocery	10,000 to 90,000	1 or 2	200
	Greater than 90,000	3 or Greater	400
Retail	10,000 to 135,000	1 or 2	200
	Greater than 135,000	3 or Greater	400
Warehouse	20,000 to 256,000	1 or 2	200
	Greater than 256,000	3 or Greater	400

5.106.8 LIGHT POLLUTION REDUCTION. [N]. Outdoor lighting systems shall be designed and installed to comply with the following:

- The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 101-14 of the California Administrative Code; and
- Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8);
- Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
- Allowable BUG ratings not exceeding those shown in Table 5.106.8, [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

- Luminaires that qualify as exceptions in Sections 130.2 (b) and 140.7 of the California Energy Code.
- Emergency lighting.
- Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
- Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.
- Luminaires with less than 6,200 initial luminaire lumens.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS 1,2					
ALLOWABLE RATING	LIGHTING ZONE L20	LIGHTING ZONE L21	LIGHTING ZONE L22	LIGHTING ZONE L23	LIGHTING ZONE L24
MAXIMUM ALLOWABLE BACKLIGHT RATING: Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U) For area lighting	N/A	U0	U0	U0	U0
For all other outdoor lighting, including decorative luminaires	N/A	U1	U2	U3	UR

	Y	N/A	RESPON. PARTY						
MAXIMUM ALLOWABLE GLARE RATING (G)									
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G1	G2	G3	G4				
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G1	G1	G2				
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G0	G1	G1				
MAXIMUM ALLOWABLE GLARE RATING (G)	N/A	G0	G0	G0	G1				

- IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the California Energy Code and Chapter 10 of the California Administrative Code.
- For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.
- General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting"

5.106.8.1 Facing-Backlight

Luminaires within 2MH of a property line shall be oriented so that the nearest property line is behind the fixture, and shall comply with the backlight rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point of that property line.

Exception: Corners. If two property lines (or two segments of the same property line) have equidistant point to the luminaire, then the luminaire may be oriented so that the intersection of the two lines (the corner) is directly behind the luminaire. The luminaire shall still use the distance to the nearest point(s) on the property lines to determine the required backlight rating.

5.106.8.2 Facing-Glare.

For luminaires covered by 5.106.8.1, if a property line also exists within or extends into the front hemisphere within 2MH of the luminaire then the luminaire shall comply with the more stringent glare rating specified in Table 5.106.8 based on the lighting zone and distance to the nearest point on the nearest property line within the front hemisphere.

Note: [N]

- See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
- Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table 4-1, California Energy Code Tables 130.2-A and 130.2-B.
- Refer to the California Building Code for requirements for additions and alterations.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales.
- Water collection and disposal systems.
- French drains.
- Water retention gardens.
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.
Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: Surface parking area covered by solar photovoltaic shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.

5.106.12.2 Landscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

- Exceptions:**
- Walks, hardscape areas covered by solar photovoltaic shade structures or shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5 shall be permitted in whole or in part in lieu of shade tree planting.
 - Designated and marked play areas of organized sport activity are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope. [BSC-CG] California Energy Code [DSA-SS]. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 (and are included here for reference)

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which are two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or otherwise biologically wastes, and does not present a threat from contamination by unhealthy processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWEL0, or adopt a local ordinance at least as effective as the MWEL0.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. [HCD 1A] A secondary device beyond a meter that measures water consumption of an individual rental unit within a multifamily residential structure or mixed-use residential and commercial structure. (See Civic Code Section 1954.202 (g) and Water Code Section 517 for additional details.)

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWEL0).



architecture
interiors
planning

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DRAWING NAME: 2\PROJECTS\2024 PROJECTS\WDA 58 TERMINAL T1 2400014.RA\DRAWINGS\CONSTRUCTION DOCUMENTS\G-005.DWG | PLOT DATE: 3/11/2025 10:14 AM | PLOTTED BY: KAREN PEERY | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

- 5.504.4.1 Adhesives, sealants and caulks.** Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
 - Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 – ADHESIVE VOC LIMIT _{1,2}	
Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
DOVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 – SEALANT VOC LIMIT	
Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of the *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

TABLE 5.504.4.3 – CONT.	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACs	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.4.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

- 5.504.4.5.3 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:
- Product certifications and specifications.
 - Chain of custody certifications.
 - Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
 - Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 S3 standards.
 - Other methods acceptable to the enforcing agency.

TABLE 5.504.4.5 – FORMALDEHYDE LIMITS	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ₂	0.13

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD, AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

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5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation. Comply with the requirements of the California Department of Public Health, "Standard Method of the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs. <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx#material>

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs.

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

☐ ☒ **5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.** Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

☒ ☐ **5.506.2 CARBON DIOXIDE (CO₂) MONITORING.** For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

- ☐ ☒ **5.506.3 Carbon dioxide (CO₂) monitoring in classrooms. (DSA-SS)** Each public K-12 school classroom, as listed in Table 120.1-A of the *California Energy Code*, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:
- The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
 - When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
 - A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
 - The monitor or sensor shall measure carbon dioxide levels at minimum 15-minute intervals and shall maintain a record of previous carbon dioxide measurements of not less than 30 days duration.
 - The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
 - The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or OITC rating of not less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

- Within the 65 CNEL noise contour of an airport.

Exceptions:

- L_n or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICLUZ) plan.
- L_n or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.
- Within the 65 CNEL or L_n noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{dn} - 1 hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

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5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 500 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

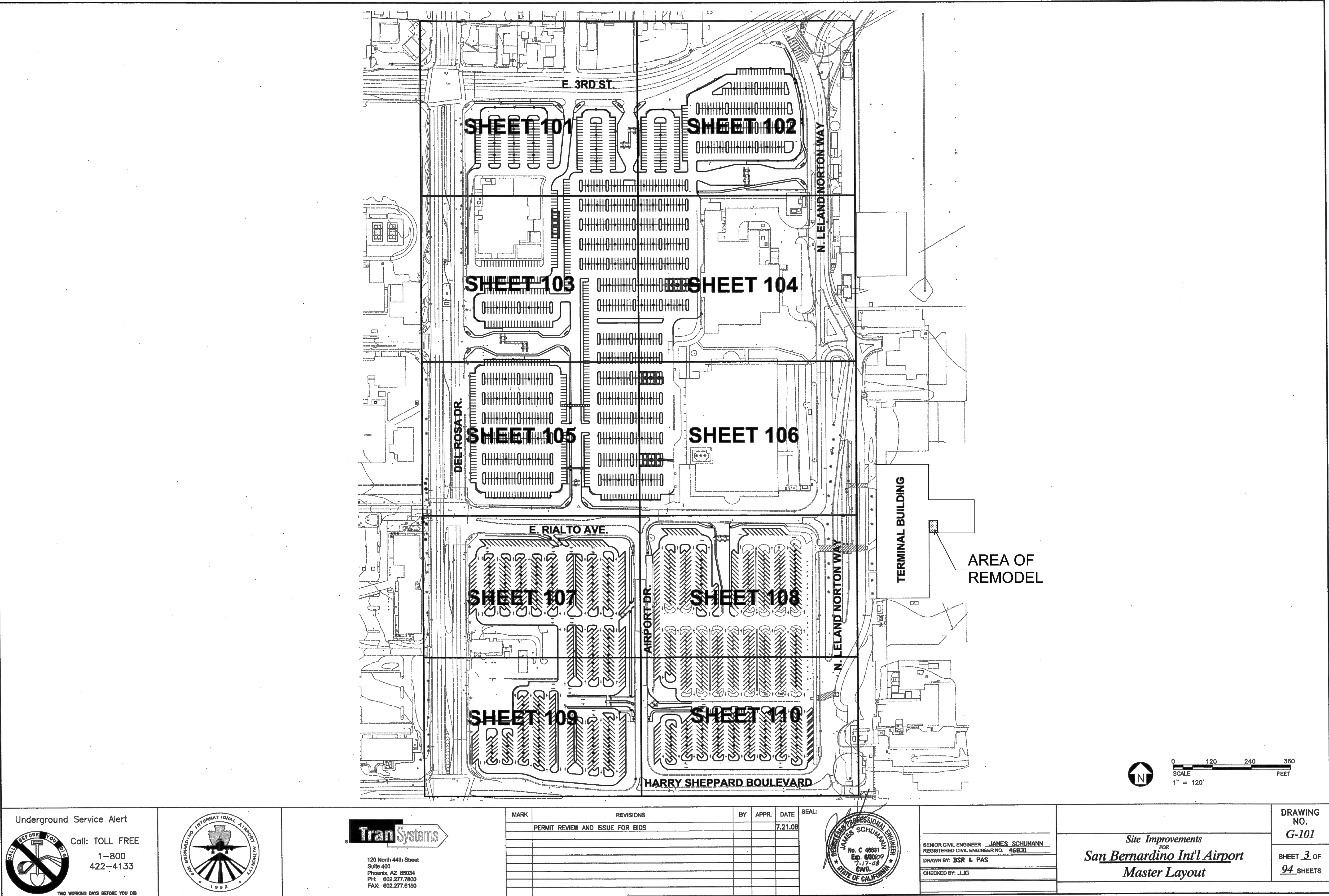
- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

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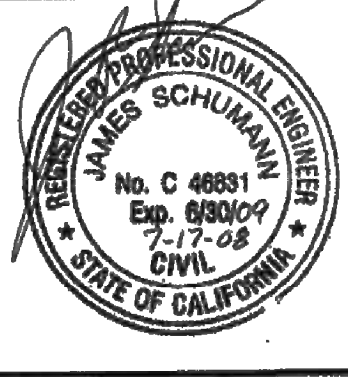
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	PERMIT REVIEW AND ISSUE FOR BIDS			7.21.08	



SENIOR CIVIL ENGINEER **JAMES SCHUMANN**
REGISTERED CIVIL ENGINEER NO. **46831**

DRAWN BY: BSR & PAS

CHECKED BY: JJG

Site Improvements
San Bernardino Int'l Airport
Master Layout

DRAWING NO.
G-101

SHEET **3** OF
94 SHEETS

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S.B. INT'L AIRPORT IMPROVEMENTS

294 N. LELAND NORTON WAY
SAN BERNARDINO, CA 92408

S.B. INT'L AIRPORT AUTHORITY

1601 E. THIRD STREET, SUITE 100
SAN BERNARDINO, CA 92408
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project information

PROJECT NO:	2400014.RA
DWG FILE:	AS-101.DWG
DRAWN BY:	PK
CHECKED BY:	GWM
DRAWING SCALE:	NTS
DATE:	02/26/2025

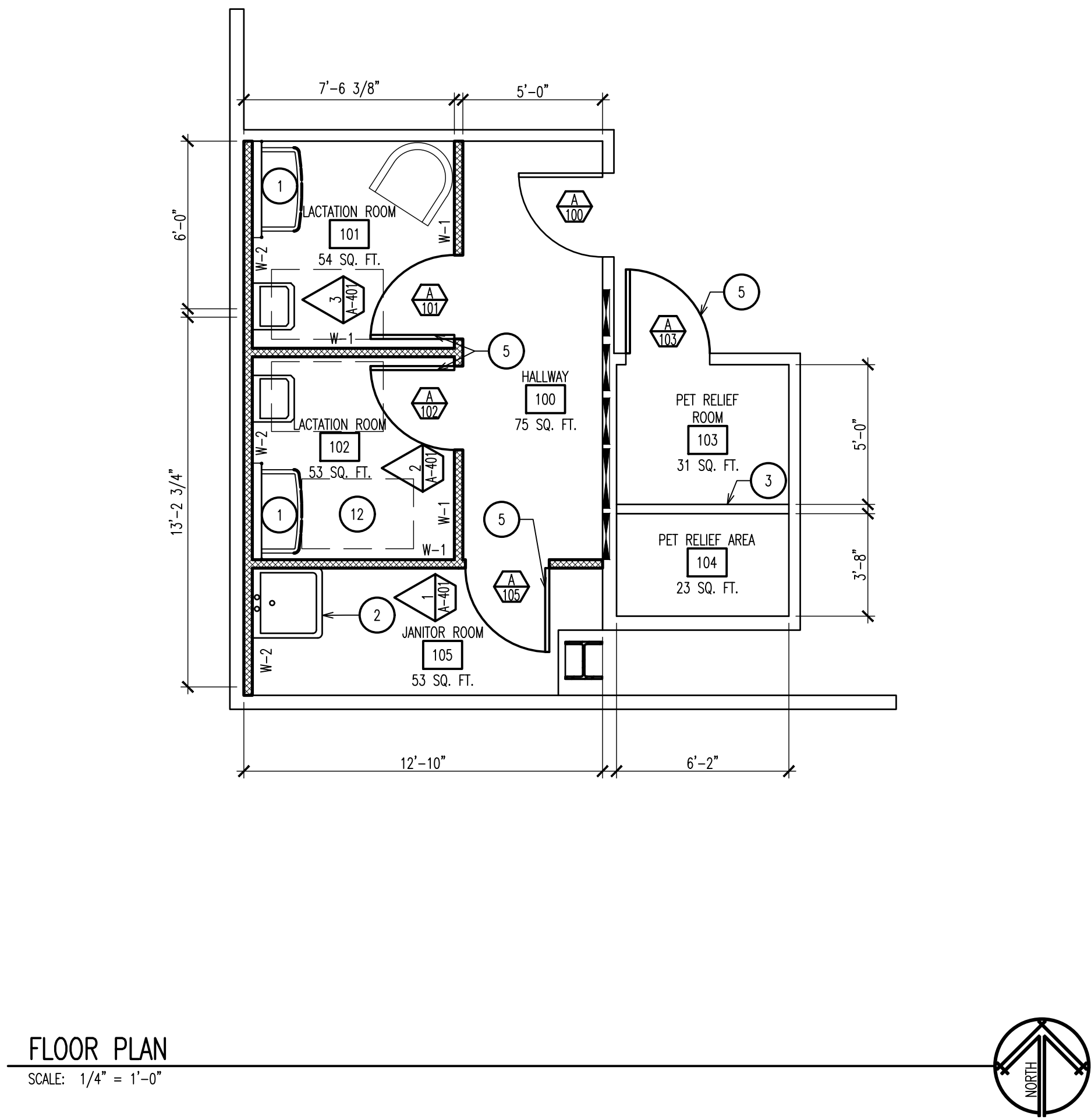
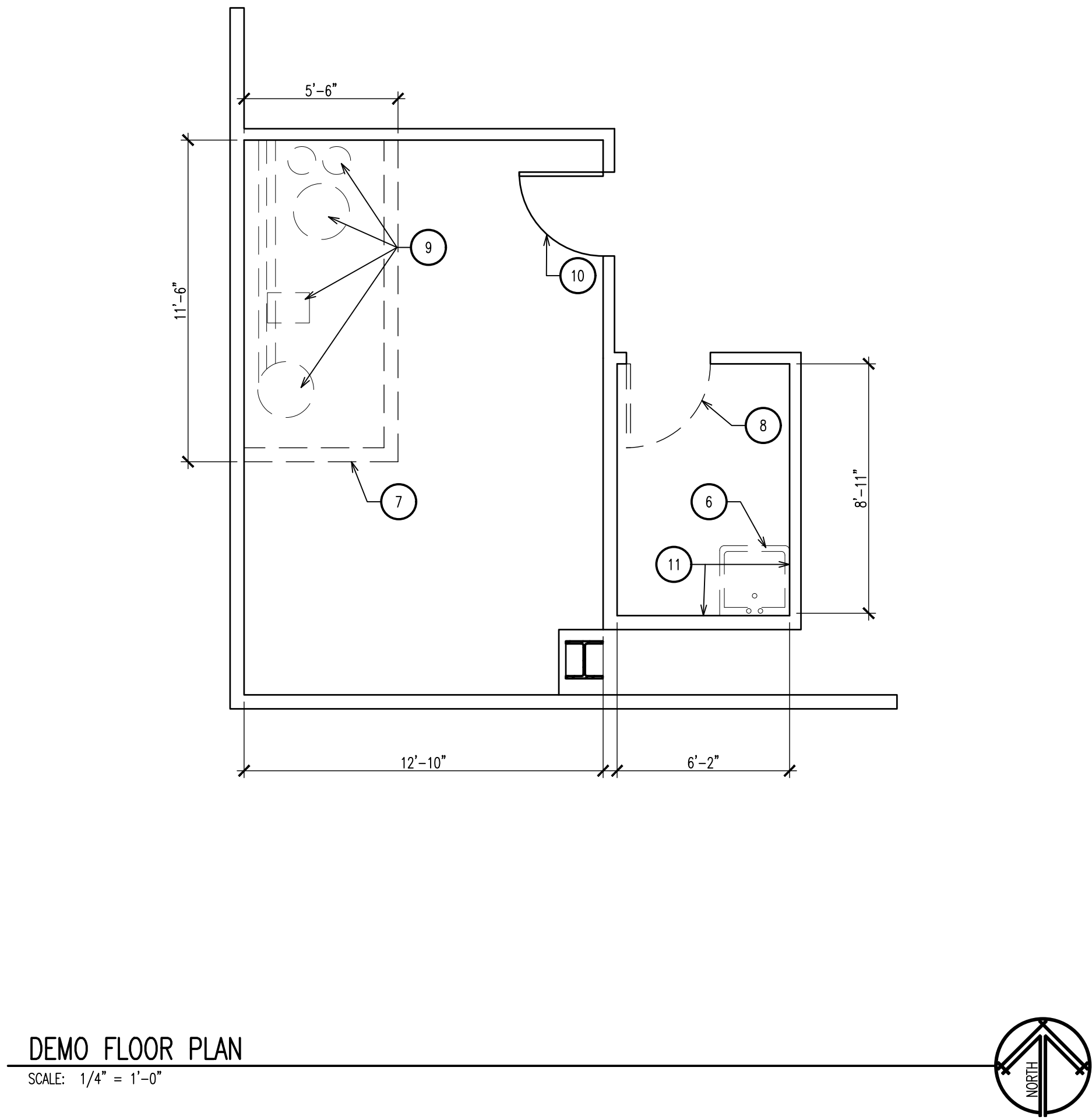
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**EXISTING
SITE PLAN**

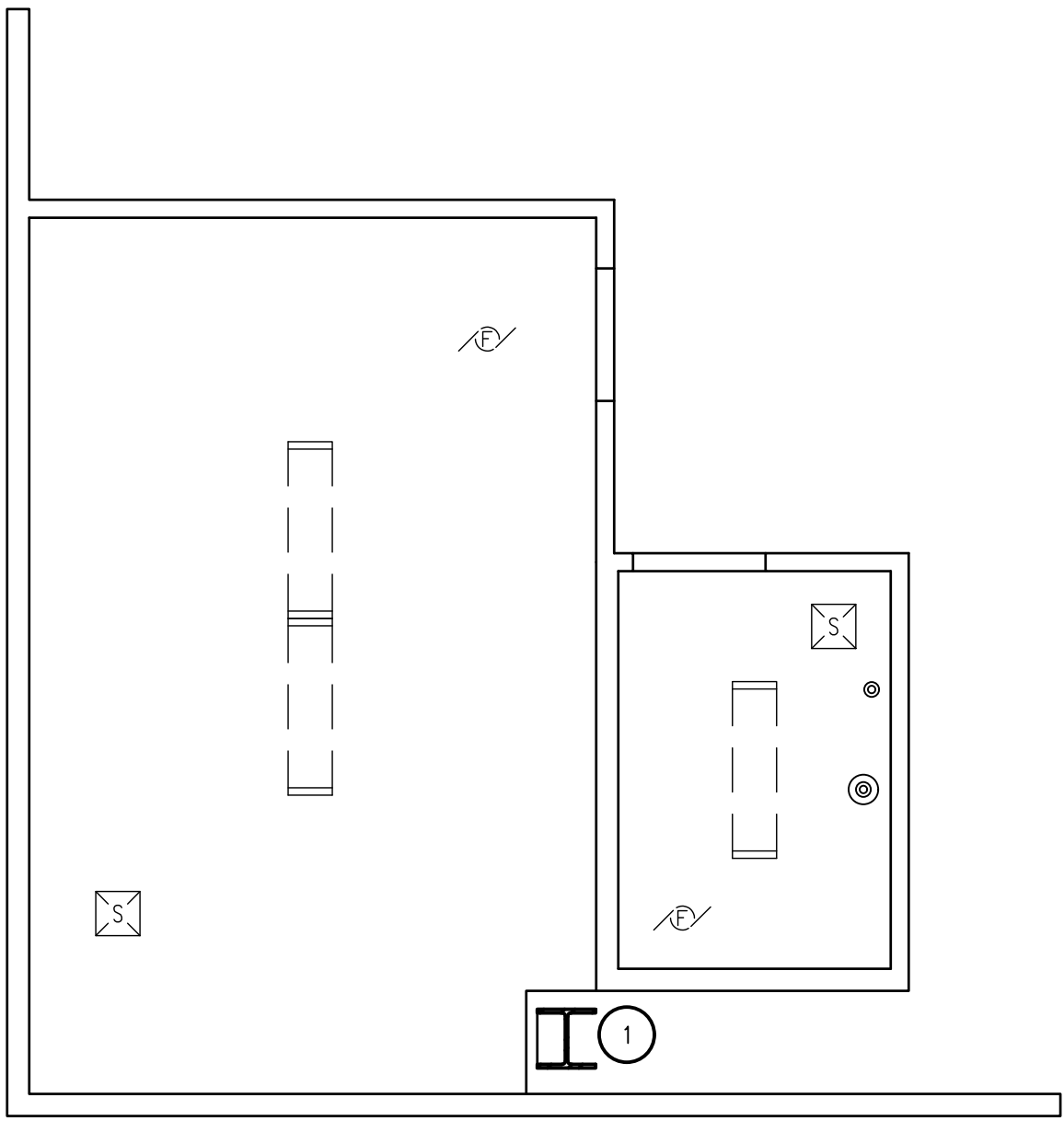
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AS-101

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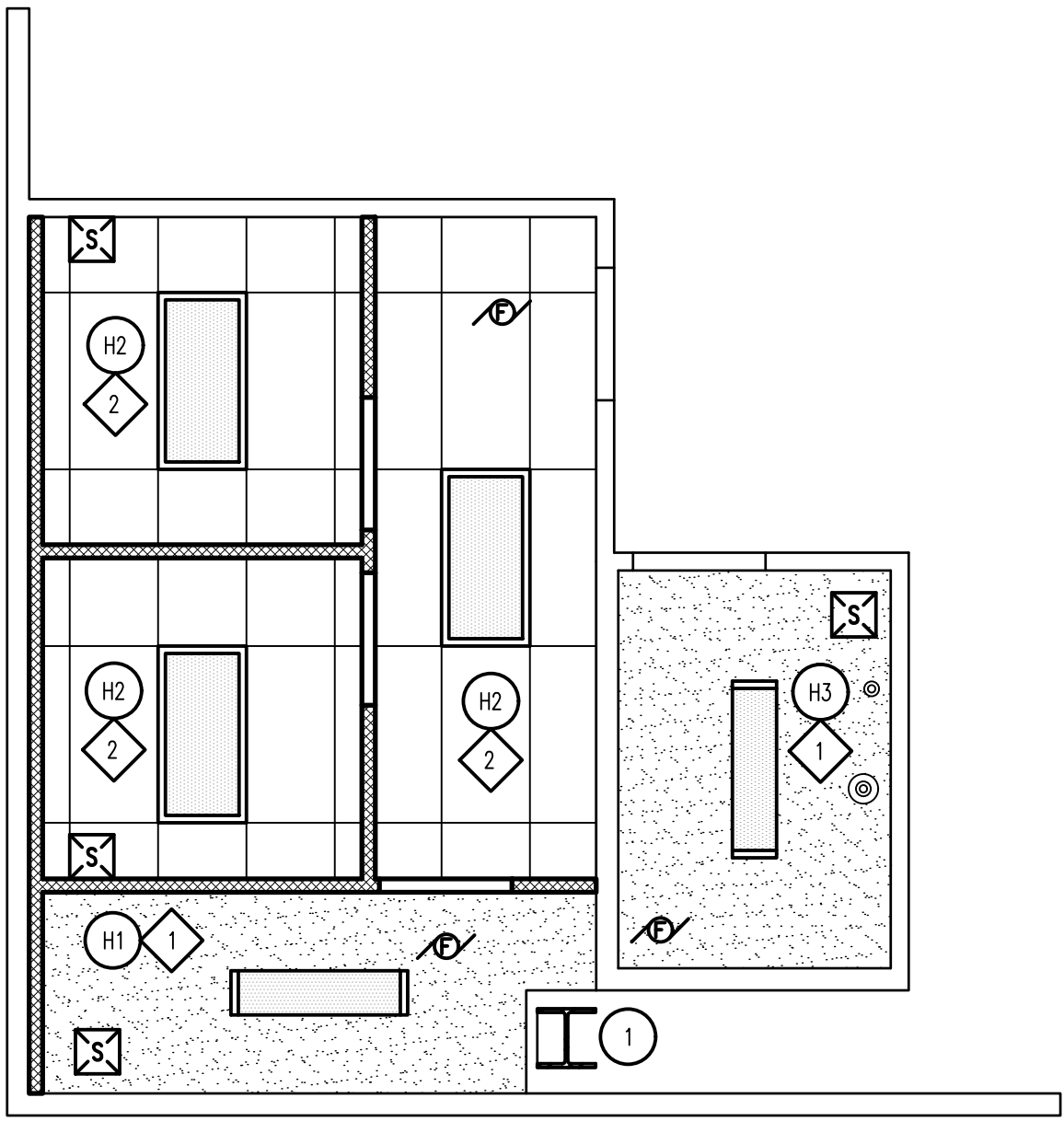


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DEMO REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



NEW REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- SEE DETAIL X/A-50X FOR TYPICAL ACCESSORY MOUNTING BLOCKING.
- VERIFY EXISTING CONSTRUCTION WITHIN SCOPE OF WORK TO ENSURE CONFORMANCE WITH NOTED RATINGS AND LOCAL CODES. RETROFIT NONCONFORMING CONSTRUCTION AS REQUIRED.
- ALL NEW WORK SHALL CONFORM TO BUILDING STANDARD, UNLESS NOTED OTHERWISE.
- PREPARE ALL SURFACES AS REQUIRED TO RECEIVE NEW FINISH.
- FINISH: PREPARE SUB-FLOOR AND LEAVE IN BROOM CLEAN CONDITION IN ORDER TO RECEIVE CARPET OR OTHER FLOORING. FLOOR SHALL BE LEVEL AND FREE OF DIPS, DIMPLES AND JOINTS THAT WOULD SHOW THROUGH FINISHED INSTALLATION.

KEY NOTES: X

- (E) I-BEAM TO REMAIN
- NOTES
- NOTES

LEGEND:

- T-BAR CEILING
- GYPSUM BOARD - PAINTED
- 2x4 FLUORESCENT LIGHT FIXTURE
RECESSED IN T-BAR CEILING
- 1x4 FLUORESCENT LIGHT FIXTURE
SURFACE MOUNTED
- SURFACE MOUNTED FIXTURE
- RECESSED FIXTURE
- EXIT SIGNS
- EXHAUST FAN
- MECHANICAL REGISTERS
- EXISTING FIRE SPRINKLER TO REMAIN
- EXISTING SMOKE DETECTOR TO REMAIN

CEILING FINISH LEGEND:

- GYPSUM BOARD- TEXTURED AND PAINTED
- SUSPENDED CEILING W/ACOUSTICAL PANELS SEE DETAIL X/A-50X

CEILING HEIGHT LEGEND:

- 8'-0" (TYPICAL UNLESS NOTED OTHERWISE)
- 9'-0"
- 10'-0"



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294 N. LELAND NORTON WAY
SAN BERNARDINO, CA 92408

S.B. INT'L AIRPORT AUTHORITY

1601 E. THIRD STREET, SUITE 100
SAN BERNARDINO, CA 92408

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PHONE: 909-382-4100

project information

PROJECT NO: 2400014.RA
DWG FILE: A-103.DWG
DRAWN BY: KP
CHECKED BY: GWM
DRAWING SCALE: 1/4" = 1'-0"
DATE: 02/26/2025

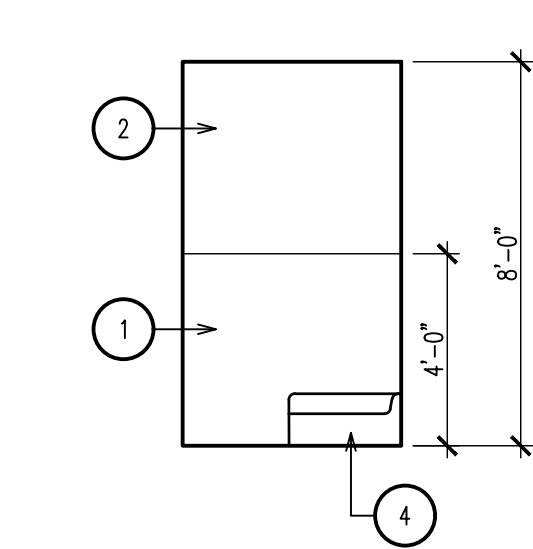
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REFLECTED
CEILING PLAN

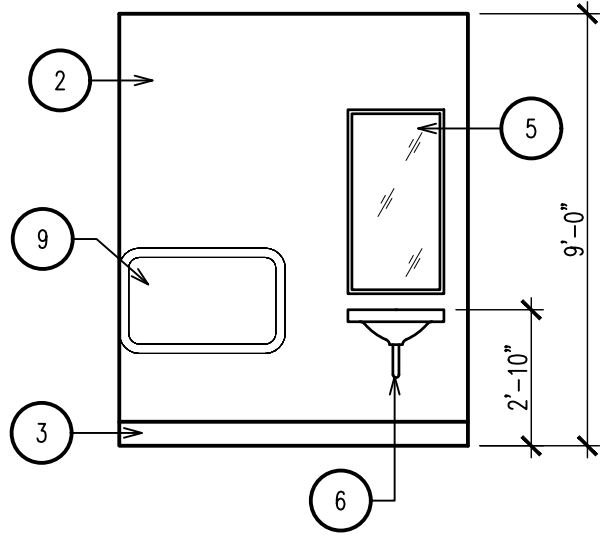
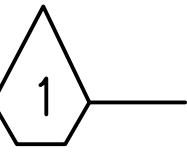
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A-103

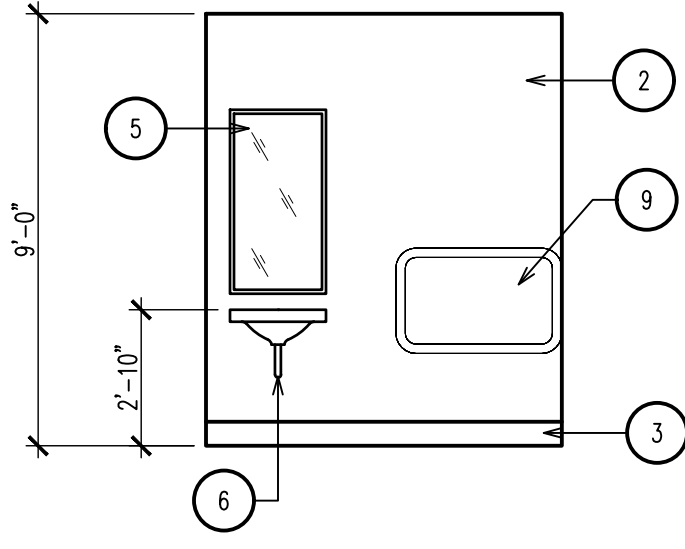
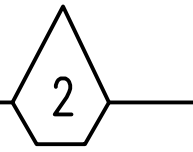
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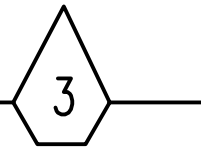
JANITOR 101
SCALE: 1/4" = 1'-0"



LACTATION ROOM 102
SCALE: 1/4" = 1'-0"



LACTATION ROOM 101
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. PROVIDE BACKING FOR ALL WALL MOUNTED EQUIPMENT - SEE DETAIL 2/A-501.

KEY NOTES: X

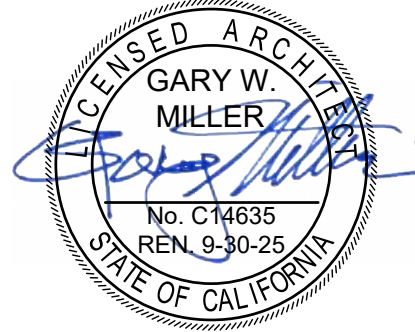
1. FRP WAINSCOT
2. GYPSUM BOARD - PAINTED
3. 6" COVE BASE
4. FLOOR MOP SINK
5. MIRROR
6. SINK WITH COUNTER TOP - SEE DETAIL 10/A-501.
7. NOT USED
8. NOT USED
9. BABY CHANGING STATION. SEE DETAIL 8/G-002



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PROJECT NO:	2400014.RA
DWG FILE:	A-401.DWG
DRAWN BY:	KP
CHECKED BY:	GWM
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DATE:	02/26/2025

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ENLARGEMENT
PLANS AND
INTERIOR
ELEVATIONS

sheet number

A-401

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FINISH SCHEDULE													DOOR SCHEDULE																	
ROOM NUMBER	ROOM	FLOOR MATERIAL	BASE MATERIAL	WALLS				WAINSCOT				CEILING MATERIAL	CEILING HEIGHT	REMARKS	MARK	ROOM	DOOR						FRAME						FIRE RATING (MINUTS)	REMARKS
				A	B	C	D	A	B	C	D						DOOR TYPE	P = PAIR	S = SINGLE	SIZE	DOOR MATERIAL	DOOR FINISH	DETAILS				FRAME FINISH	FRAME MATERIAL		
																							HEAD	JAMB 1	JAMB 2	SILL				
100	HALLWAY	F3	B1	W1	W1	W1	W1					C1	9'-0"		A	100	A	S	S4	E	P					E	P			
101	LACTATION ROOM	F3	B1	W1	W1	W1	W1					C1	9'-0"		A	101	A	S	S4	HM	P	8/A-501	9/A-501			HM	P			
102	LACTATION ROOM	F3	B1	W1	W1	W1	W1					C1	9'-0"		A	102	A	S	S4	HM	P	8/A-501	9/A-501			HM	P			
103	PET RELIEF ROOM	F4	-	W4	W4	W4	W4					C2	10'-0"		A	103	A	S	S4	HM	P	8/A-501	9/A-501			HM	P			
104	PET RELIEF AREA	F4	-	-	W4	W4	W4					C2	10'-0"		A	104	A	S	S4	HM	P	8/A-501	9/A-501			HM	P			
105	JANITOR	F4	-	W1	W1	W1	W1	W4			W4	C2	8'-0"		A	105	A	S	S4	HM	P	8/A-501	9/A-501			HM	P			

FLOOR MATERIAL:

- F1

CARPET
- F2

CERAMIC TILE
- F3

VINYL TILE – ARMSTRONG DUO, ENGLISH GRAY W/BLUE HAWAIIAN/BLUE HAWAIIAN LAGOON ST2PR429
- F4

SEALED CONCRETE
- F5

EPOXY FLOORING

BASE MATERIAL:

- B1

RUBBER COVE BASE
- B2

4" CARPET W/SURGED EDGES
- B3

CERAMIC TILE
- B4

-

WALL MATERIAL:

- W1

GYPSUM BOARD – SMOOTH AND PAINTED
- W2

CERAMIC TILE
- W3

EXPOSED FRAMING
- W4

FRP PANELING
- W5

WOOD PLANK SIDING

CEILING:

- C1

SUSPENDED ACOUSTICAL CEILING
- C2

GYPSUM BOARD – TEXTURED AND PAINTED
- C3

EXPOSED FRAMING
- C4

-

REMARKS:

- R1

X
- R2

X
- R3

X
- R4

X
- R5

X
- R6

X

GENERAL NOTES:

1. INTERIOR FINISH MATERIALS SHALL COMPLY WITH 2010 CBC CHAPTER 12.
2. WATER RESISTANT GYPSUM BOARD COMPLYING WITH 2010 CBC SECTION 2509 TO BE USED IN TOILET ROOMS.
3. GYPSUM BOARD TO BE 5/8" TYPE "X" UNLESS NOTED OTHERWISE.

DOOR SCHEDULE

DOOR:

- MATERIAL:

WD WOOD
- AL/GL ALUMINUM/GLASS
- V VINYL
- M METAL
- E EXISTING

- FINISH:

SCF STAIN AND CLEAR FINISH
- P PAINTED
- F FACTORY APPLIED FINISH
- E EXISTING FINISH

SIZE:

- S1

2'-6" x 7'-0" x 1 3/4"
- S2

2'-8" x 7'-0" x 1 3/4"
- S3

2'-10" x 7'-0" x 1 3/4"
- S4

3'-0" x 7'-0" x 1 3/4"
- S5

3'-6" x 7'-0" x 1 3/4"
- S6

4'-0" x 7'-0" x 1 3/4"
- S7

6'-0" x 7'-0" x 1 3/4"
- S8

6'-0" x 8'-0" x 1 3/4"

REMARKS:

- R1

CLOSER
- R2

ACCESSIBLE SIGN – SEE DETAIL 2/G-002
- R3

WEATHERSTRIP
- R4

METAL KICK PLATES
- R5

PANIC DEVICE
- R6

SMOKE GASKETS
- R7

VISION PANEL

FRAME:

- MATERIAL:

AL ALUMINUM
- HM HOLLOW METAL
- M METAL
- E EXISTING

- FINISH:

P PAINTED
- F FACTORY APPLIED FINISH
- E EXISTING FINISH

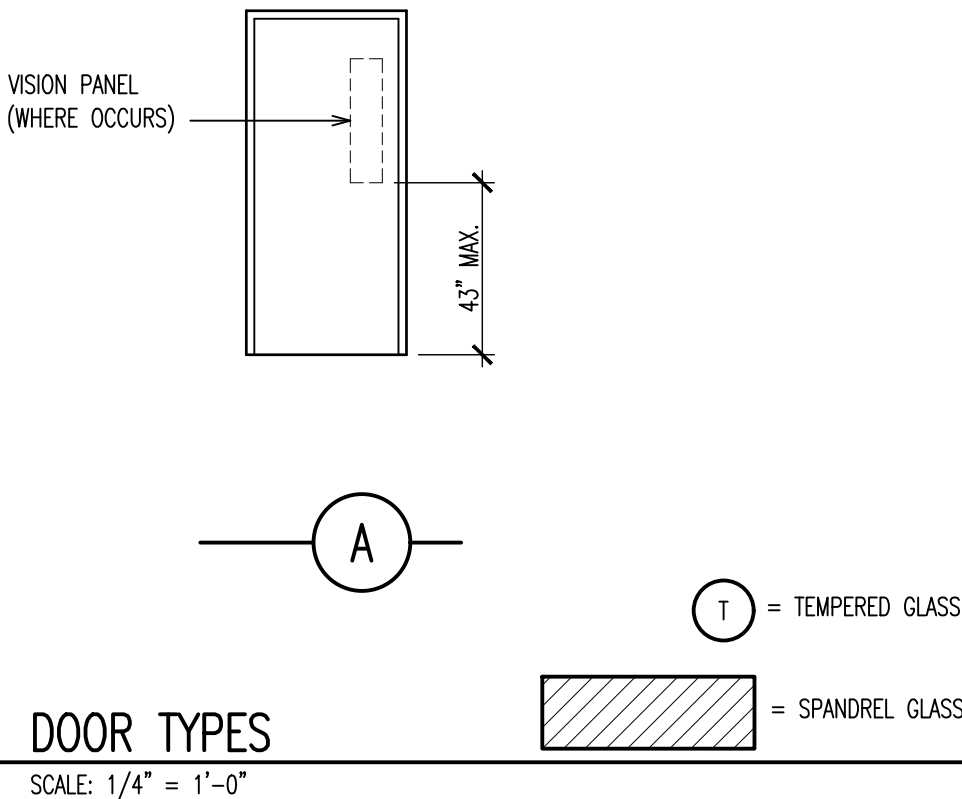
GENERAL NOTES:

1. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
2. GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24.
3. MAXIMUM EFFORT TO OPERATE DOORS:

EXTERIOR – 5.0 LBS

INTERIOR – 5.0 LBS

FIRE DOORS – 15.0 LBS
4. VERIFY ALL DOOR FRAME THROAT SIZES WITH FINISHED WALL THICKNESS PRIOR TO ORDERING FRAMES.
5. FIRE RATED DOORS AND FRAMES SHALL HAVE AN APPROVED LABEL.
6. ALL HAND ACTIVATED DOOR OPENING HARDWARE AT LATCHING OR LOCKING DOORS ON THE ACCESSIBLE PATH OF TRAVEL SHALL BE OPERABLE WITH SINGLE EFFORT LEVER TYPE HARDWARE, PANIC BARS, PUSH/PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.
7. VISION LIGHTS IN DOORS AND GATES AND SIDELIGHTS ADJACENT TO DOORS AND GATES CONTAINING GLAZED PANELS FOR VIEWING SHALL HAVE THE BOTTOM OF AT LEAST ONE GLAZED PANEL LOCATED 43 INCHES MAXIMUM ABOVE FINISH FLOOR. CBC 11B-404.2.11



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S.B. INT'L AIRPORT IMPROVEMENTS

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project information

PROJECT NO:	2400014.RA
DWG FILE:	A-601.DWG
DRAWN BY:	K.P.
CHECKED BY:	GWM
DRAWING SCALE:	AS NOTED
DATE:	02/26/2025

sheet name

FINISH SCHEDULE

sheet number

A-601

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SECTION 15500 — HEATING, VENTILATING AND AIR CONDITIONING

1.00 — GENERAL

1.01 DESCRIPTION OF WORK

FURNISH AND INSTALL COMPLETE AND OPERATIVE HVAC SYSTEM AS SHOWN ON THE DRAWING AND SPECIFIED HEREIN. WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING AS APPLIES:

A. AC UNIT, SEE SCHEDULES.
B. TOILET EXHAUST FAN.
C. AUTOMATIC TEMPERATURE CONTROLS SYSTEM INCLUDING TIME CLOCK, BY-PASS TIMER, THERMOSTATS, CONTROL LOW-VOLTAGE INTERLOCK WIRING AND OTHER ASSOCIATED DEVICES.
D. DUCTWORK AND AIR DISTRIBUTION SYSTEMS.
E. HANGERS AND SUPPORTS FOR DUCTWORK, PIPING AND HVAC EQUIPMENT F. FLASHING OF DUCT AND PIPE PENETRATIONS THROUGH EXTERIOR OPENINGS. G. ROOF CURB AND ROOF SLEEPER SUPPORTS.
H. DUCT THERMAL AND ACOUSTIC INSULATION.
I. LICENSE, PERMITS AND ASSOCIATED FEES.
J. DEMOLITION AND REMOVAL OF EXISTING HVAC EQUIPMENT AS REQUIRED.
K. SEISMIC RESTRAINTS AND BRACING.
L. KITCHEN GREASE EXHAUST FANS AND ASSOCIATED DUCTWORK.

1.02 RELATED WORK INCLUDED UNDER OTHER SECTIONS

A. FIRE PROTECTION, SECTION 15300.
B. PLUMBING, SECTION 15400.
C. TESTING AND BALANCING SECTION 15990.
D. LINE VOLTAGE AND POWER WIRING, ELECTRICAL SECTION 16000.

1.03 EXAMINATION OF SITE

VISIT SITE BEFORE SUBMITTING BID AND CHECK LOCATION OF ALL EXISTING CONDITIONS WHICH WILL AFFECT THIS WORK. VERIFY DIMENSIONS AND LOCATIONS SHOWN ON DRAWINGS AND COVER ALL COSTS. CONTRACTOR SHALL ASSUME REASONABLE VARIATIONS OR MINOR OMISSIONS AND SHALL COMPLETE PROPOSED WORK WITHOUT ADDITIONAL COST. FAILURE TO VISIT SITE WILL NOT LESSEN RESPONSIBILITY OR ENTITLE ADDITIONAL COMPENSATION FOR WORK NOT INCLUDED IN PROPOSAL.

1.04 DRAWINGS

THE ACCOMPANYING DRAWINGS SHALL BE CONSIDERED PART OF THESE SPECIFICATIONS. WORK AND MATERIALS SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS AND VICE VERSA SHALL BE EXECUTED AS IF SPECIFICALLY MENTIONED OR SHOWN IN BOTH. THE DRAWINGS SHALL BE CONSIDERED AS SCHEMATIC IN NATURE AND MINOR MODIFICATIONS OF THE WORK TO COMPLY WITH THE STRUCTURE AS FOUND SHALL BE MADE.

1.05 RULES AND REGULATIONS

A. ALL WORK AND MATERIAL SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE STATE FIRE MARSHAL AND OTHER APPLICABLE STATE AND LOCAL RULES AND REGULATIONS. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

B. FURNISH WITHOUT ANY EXTRA CHARGE ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED TO COMPLY WITH THESE LAWS, ORDINANCES AND CODES REGARDLESS OF WHETHER SHOWN OR MENTIONED IN THESE SPECIFICATIONS OF DRAWINGS.

1.06 SUBMITTALS

A. SUBMIT FOR REVIEW TO THE OWNER A COMPLETE AND ALL-INCLUSIVE LIST OF EQUIPMENT AND MATERIALS PROPOSED FOR USE (6 COPIES), ACCOMPANIED BY MANUFACTURER'S DATA SHEETS. DATA SHALL BE FORWARDED IN A SINGLE PACKAGE WITHIN 15 DAYS AFTER AWARD OF CONTRACT. SUBMIT SIX BLUELINE PRINTS AND ONE REPRODUCIBLE SHOP DRAWING SHOWING PROPOSED DUCTWORK INSTALLATION. INCLUDE SIZES, LOCATIONS AND OTHER REQUIRED INFORMATION TO COORDINATE INSTALLATION WITH OTHER TRADES.

B. WITHIN 5 DAYS AFTER AWARD OF CONTRACT, SUBMIT A ELECTRONIC SUBMITTAL AND STATE ANY MATERIALS THAT CONTRACTOR WISHES TO SUBSTITUTE, TO THE OWNER FOR APPROVAL. INCLUDE SUCH INFORMATION AS MANUFACTURER'S NAME, TYPE OF MATERIAL, CERTIFIED RATINGS, OVERALL APPEARANCE, AND NECESSARY INFORMATION TO EXPLAIN FUNCTION AND OPERATION OF MATERIAL. ALL PROPOSED SUBSTITUTIONS SHALL BE EQUAL IN QUALITY, DESIGN, UTILITY AND APPEARANCE TO MATERIAL, EQUIPMENT OR METHOD SPECIFIED.

1.07 AS-BUILT DRAWINGS

A SET OF HVAC PRINTS WILL BE FURNISHED TO THE CONTRACTOR ON WHICH HE SHALL INDICATE THE INSTALLATION "AS-BUILT" AS THE WORK PROGRESSES. UPON COMPLETION OF THE WORK, A SET OF REPRODUCIBLE DRAWINGS SHALL BE OBTAINED FROM THE OWNER AT COST, AND ALL CHANGES AS NOTED ON THE RECORD SET OF PRINTS SHALL BE INCORPORATED THEREON. THIS SET OF REPRODUCIBLES, ALONG WITH ONE SET OF BLUEPRINTS, SHALL BE DELIVERED TO THE OWNER UPON COMPLETION AND BEFORE FINAL ACCEPTANCE OF THE PROJECT.

1.08 GUARANTEE

THE CONTRACTOR SHALL LEAVE THE ENTIRE INSTALLATION IN COMPLETE WORKING ORDER FREE FROM ANY DEFECTIVE MATERIAL, WORKMANSHIP OR FINISH. HE SHALL GUARANTEE TO REPAIR OR REPLACE, WITHOUT CHARGE, DEFECTS DUE TO FAULTY WORKMANSHIP OR MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING OF THE NOTICE OF COMPLETION.

1.09 OPERATION MANUALS AND OWNER INSTRUCTIONS

A. PROVIDE COMPLETE OPERATION AND MAINTENANCE MANUALS COVERING ALL MECHANICAL SYSTEMS AND EQUIPMENT THAT HAVE BEEN INSTALLED. THREE (3) COPIES OF THE MANUAL SHALL BE BOUND IN HARDBACK BINDERS.

B. PROVIDE INSTRUCTIONS TO STORE PERSONEL AS TO OPERATION OF ALL HVAC EQUIPMENT AND THERMOSTATS. INSTRUCTION PERIOD TO COMMENCE FOR MINIMUM OF (2) HOURS AND SHALL BE SCHEDULED AT OWNER'S CONVENIENCE. ALSO, PROVIDE STORE MANAGER WITH OPERATION MANUAL.

1.10 CUTTING AND PATCHING

A. THE CONTRACTOR SHALL DO ALL CUTTING, DRILLING AND PATCHING WHICH MAY BE REQUIRED FOR THE INSTALLATION OF THE WORK UNDER THIS SECTION OF THE SPECIFICATIONS.

B. PATCHING SHALL BE OF THE SAME WORKMANSHIP, MATERIAL, AND FINISH AND SHALL MATCH ACCURATELY ALL SURROUNDING CONSTRUCTION IN A MANNER SATISFACTORY TO THE OWNER. NO CUTING OF THE STRUCTURE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL OF THE OWNER.

2.00 — PRODUCTS

2.01 DUCTWORK

SHALL BE AS SPECIFIED IN THE FOLLOWING SCHEDULES. MATERIALS SHALL BE CLEARLY STAMPED OR MARKED WITH GRADES AND GAUGES.

A. SHEET METAL RECTANGULAR DUCTWORK, PLENUMS AND CASING CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE HVAC DUCT CONSTRUCTION STANDARDS — METAL AND FLEXIBLE, AND THE SHEET METAL CONSTRUCTION FOR VENTILATING/AIR CONDITIONING SYSTEMS, LATEST EDITION AS ISSUED BY SMACNA AND ASHRAE RESPECTIVELY.

B. SHEET METAL ROUND: SHALL BE UNITED SHEET METAL, OR APPROVED EQUAL, SPIRAL "UNISEAL" WITH "UNIFORM" FITTINGS, MACHINE FORMED.

C. MATERIALS FOR DUCTWORK SHALL BE GALVANIZED STEEL, OF GAUGES SHOWN IN THE SMACNA HVAC DUCT CONSTRUCTION STANDARDS. ALL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PRESSURE-VELOCITY CLASSIFICATION STANDARDS NO LESS THAN +/- 2" WG AND DUCT SEALING REQUIREMENTS OF CLASS C (MINIMUM).

D. FLEXIBLE DUCTWORK SHALL BE PRE-INSULATED LOW PRESSURE TYPE (RATED TO 4" W.P.) WITH VAPOR BARRIER. DUCTS SHALL MEET CLASS 1 REQUIREMENTS OF NFPA 90A AND SHALL BE LABELED BY UL. FLEXIBLE DUCTS SHALL BE GENFLEX, NIL(S) OR APPROVED EQUAL. FLEXIBLE DUCT IS ALLOWED ONLY AT FINAL CONNECTIONS TO AIR DISTRIBUTION FIXTURES AT LENGTHS OF FIVE FEET MAXIMUM. (IN CONCEALED SPACES ONLY) R-8 RATED

E. UNLESS SHOWN OTHERWISE, ALL INSULATION SHALL BE EXTERNAL TO DUCTWORK.

2.02 DUCTWORK ACCESSORIES

A. DAMPER OPERATORS

1. DUCTS WITH EXTERNAL INSULATION: VENTLOCK #637, DURADYNE, YOUNG, OR APPROVED EQUAL.
2. DUCTS WITH INTERNAL INSULATION AND/OR NO INSULATION: VENTLOCK #635, DURADYNE, YOUNG, OR APPROVED EQUAL.

B. FLEXIBLE CONNECTIONS: VENTFABRICS "VENTGLAS", DURADYNE, OR APPROVED EQUAL, U.L. APPROVED WITH METAL ATTACHMENT.

C. AIR EXTRACTOR: TITUS AG-225, KRUEGER EX-88C, OR APPROVED EQUAL.

D. TURNING VANES SHALL COMPLY WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS ALL RECTANGULAR DUCT WITH MITERED ELBOWS SHALL BE FITTED WITH TURNING VANES.

E. SPIN-IN-FITTINGS ARE NOT ALLOWED. USE UNITED MCGILL BELLMOUTH FITTING FOR ROUND DUCT TAPS.

F. SUPPORT DUCTWORK ACCORDING TO THE SMACNA DUCT CONSTRUCTION STANDARDS AND THE DRAWINGS.

G. ACCESS DOORS IN DUCTWORK: SHALL BE VENTLOCK, DUCTMATE OR APPROVED EQUAL, STAMPED OR FORMED INSULATED ACCESS DOORS COMPLETE WITH ALL HARDWARE AND SEALANT.

H. JOINT SEALING:

1. THE FOLLOWING ITEMS ARE TO BE SEALED WITH HARDCAST DT TAPE AND ADHESIVE:
A. LONGITUDINAL AND TRANSVERSE SEAMS OF RECTANGULAR DUCTWORK.
B. ALL ROUND FITTINGS AND JOINT CONNECTORS USE FTA-20 FOR INDOOR USE AND RTA-20 FOR OUTDOOR USE.
2. FLEXIBLE DUCT AT DIFFUSERS SHALL USE INTEGRAL STAINLESS STEEL DRAW BAND AND PRESSURE SENSITIVE TAPE, HARDCAST P-301 OR EQUAL.

I. BRACINGS, HANGERS, NUTS, ETC. SHALL BE GALVANIZED.

J. CURVED ELBOWS SHALL HAVE CENTERLINE RADIUS EQUAL TO ONE AND ONE-HALF TIMES DUCT WIDTH IN PLANE OF TURN.

K. SQUARE ELBOWS SHALL HAVE TURNING VANES. MITER ELBOWS (NOT SQUARE) SHALL HAVE SPLITTER VANES 3 INCHES O.C.

L. VOLUME DAMPERS SHALL BE CONSTRUCTED TO SMACNA STANDARDS AND SHALL BE YOUNG REGULATOR MODEL 4040 FOR ROUND DUCTS AND SERIES 820 FOR RECTANGULAR DUCTS

2.03 AIR DEVICES

DIFFUSERS, GRILLES AND REGISTERS: TITUS, KRUEGER, METAL*AIRE, OR THERMAFUSER WHERE SHOWN. FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR. PROVIDE VOLUME DAMPERS AND PAINT INTERIOR FLAT BLACK. SIZE, FINISH, FRAME TYPES AND ACCESSORIES AS SHOWN ON THE DRAWINGS.

2.04 FIRE DAMPERS & SMOKE FIRE DAMPERS

A. PROVIDE FIRE DAMPERS WITH ACCESS DOORS INSTALLED WHERE REQUIRED BY ALL LOCAL CODES. IN GENERAL, FIRE DAMPERS ARE REQUIRED WHERE DUCTS PIERCE FIRE-RATED FLOORS, CEILINGS, WALLS AND SHAFTS. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL FIRE RATED ASSEMBLIES.

B. FIRE DAMPERS SHALL BE EQUAL TO AIR BALANCE INC., MODEL NO. 119BLX, OR 119CL, OR AS APPROVED, FOR RECTANGULAR AND ROUND DUCTS. DAMPERS SHALL MEET THE REQUIREMENTS FOR NFPA BULLETIN NO. 90A, AND SHALL BE TESTED IN ACCORDANCE WITH UL 555 TEST CRITERIA, FIRE DAMPERS SHALL BE LABELED AND LISTED BY UL.

C. IF APPLICABLE, FIRE DAMPERS SHALL COMPLY WITH UL-555-1990, 4TH EDITION AND SHALL BE MARKED "FOR USE IN DYNAMIC SYSTEMS" OR "FOR USE IN STATIC SYSTEMS" AS REQUIRED.

D. COMBINATION SMOKE FIRE DAMPERS SHALL BE INSTALLED WHERE DUCTWORK PENETRATES FIRE RATED WALLS SURROUNDING AN EXIT CORRIDOR.

2.05 AIR CONDITIONING EQUIPMENT AS APPLIES TO REMODEL, TENANT IMPROVEMENT

A. FURNISH AND INSTALL YORK OR EQUAL AIR CONDITIONING EQUIPMENT AS SPECIFIED ON THE DRAWINGS AND IN THESE SPECIFICATIONS.

B. DESCRIPTION: FACTORY ASSEMBLED AND TESTED; DESIGNED FOR EXTERIOR INSTALLATION; CONSISTING OF COMPRESSOR, INDOOR AND OUTSIDE REFRIGERANT COILS, INDOOR FAN AND OUTSIDE COIL FAN, REFRIGERATION AND TEMPERATURE CONTROLS, FILTERS, AND DAMPERS.

C. CASING: STEEL CONSTRUCTION WITH ENAMEL PAINT FINISH, REMOVABLE PANELS OR ACCESS DOORS WITH NEOPRENE GASKETS FOR INSPECTION AND ACCESS TO INTERNAL PARTS, MINIMUM 1/2-INCH THICK THERMAL INSULATION, KNOCKOUTS FOR ELECTRICAL AND PIPING CONNECTIONS, EXTERIOR CONDENSATE DRAIN CONNECTION, AND LIFTING LUGS.

D. INDOOR FAN: FORWARD CURVED, CENTRIFUGAL, DIRECTLY DRIVEN BY MULTISPEED OR BELT DRIVEN BY SINGLE-SPEED MOTOR.

E. OUTSIDE COIL FAN: PROPELLER TYPE, DIRECTLY DRIVEN BY MOTOR.

F. REFRIGERANT COILS: ALUMINUM-PLATE FIN AND SEAMLESS COPPER TUBE IN STEEL CASING WITH EQUALIZING-TYPE VERTICAL DISTRIBUTOR.

G. COMPRESSOR: SCROLL COMPRESSOR WITH INTEGRAL VIBRATION ISOLATORS, INTERNAL OVER-CURRENT AND OVER-TEMPERATURE PROTECTION, INTERNAL PRESSURE RELIEF, AND CRANKCASE HEATER.

H. REFRIGERATION SYSTEM: INCLUDES COMPRESSOR; OUTSIDE COIL & FAN; INDOOR COIL & FAN; FOUR-WAY REVERSING VALVE AND SUCTION LINE ACCUMULATOR; EXPANSION VALVE WITH REPLACEABLE THERMOSTATIC ELEMENT; REFRIGERANT DRYER; HIGH-PRESSURE SWITCH; LOW-PRESSURE SWITCH; THERMOSTAT FOR COIL FREEZE-UP PROTECTION DURING LOW-AMBIENT TEMPERATURE OPERATION OR LOSS OF AIR; LOW-AMBIENT SWITCH; BRASS SERVICE VALVES INSTALLED IN DISCHARGE AND LIQUID LINES; AND REFRIGERANT CHARGE: R-410A.

I. FILTERS: MERV-13, 2-INCH THICK, PLEATED, THROWAWAY FILTERS, AND FILTER RACK, PROVIDE NEW SET FOR AIR BALANCE

J. HEAT EXCHANGER: STAINLESS-STEEL CONSTRUCTION FOR NATURAL-GAS-FIRED BURNERS WITH THE FOLLOWING: REDUNDANT SINGLE OR DUAL GAS VALVE WITH MANUAL SHUTOFF; DIRECT-SPARK PILOT IGNITION; ELECTRONIC FLAME SENSOR; INDUCED-DRAFT BLOWER; AND FLAME ROLLOUT SWITCH.

K. ELECTRIC HEAT: HELIX-WOUND, NICKEL-CHROME, ELECTRIC-RESISTANCE ELEMENTS, FACTORY WIRED FOR SINGLE-POINT WIRING CONNECTION; WITH TIME DELAY FOR ELEMENT STAGING, AND OVER-CURRENT AND OVERHEAT PROTECTIVE DEVICES.

L. OUTSIDE-AIR DAMPER: LINKED DAMPER BLADES, FOR 0 TO 25 PERCENT OUTSIDE AIR, WITH MANUAL SLIDE AND HOOD.

2.06 INSULATION

A. HEATING AND COOLING DUCTWORK LOCATED IN CONCEALED SPACES.

1. INSULATE WITH 1-1/2" THICK OWENS-CORNING FIBERGLASS ALL SERVICE FACED DUCT WRAP TYPE 150 WITH FACTORY APPLIED FLAME RETARDANT FOIL REINFORCED KRAFT FACING (FRK-25 UL LABELED), OR APPROVED EQUAL INSTALLED THERMAL RESISTANCE SHALL BE A MINIMUM OF R-8.

B. ACOUSTICAL DUCT LINER AND PLENUM CASING LINER

1. PROVIDE INTERNALLY LINED DUCTWORK WHERE INDICATED ON DRAWINGS. ACOUSTICAL DUCT LINER SHALL BE QUIETR BY OWENS CORNING, OR EQUAL, MATTED FACE, 3 LB. DENSITY, 2" THICK, SUITABLE FOR VELOCITIES TO 6000 FPM, IN COMPLIANCE W/ UL723, UL181, AND ASTM E 84. SECURE LINER TO DUCTWORK WITH ADHESIVE AND MECHANICAL FASTENERS PER SMACNA DUCT LINER APPLICATION STANDARD.

2. WHERE INTERNAL INSULATION IS APPLIED, DUCT AND PLENUM SIZES AS SHOWN ON THE DRAWINGS SHALL BE INSIDE CLEAR DIMENSIONS.

3. DUCT LINER BOARD IS TO BE APPLIED ONLY WITH MANUFACTURER'S APPROVED ADHESIVES, MASTICS AND MECHANICAL FASTENING DEVICES.

C. SOFT FLEXIBLE DUCT. (CONCEALED SPACES ONLY)

1. GENFLEX NIL(S). 5-0" MAXIMUM LENGTH UNLESS NOTED OTHERWISE. CLASS 1 RATING WITH INSTALLED R VALUE OF 4.2 MINIMUM.

D. INSULATION. (CONCEALED SPACES ONLY)

1. FOIL FACED FIBERGLASS, OWENS CORNING TYPE 150 OR EQUAL, 1-1/2" THICK. FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 50.

2.07 TEMPERATURE CONTROL SYSTEM (SEE ELECTRICAL FOR SCOPE OF WORK)

A. PROVIDE TIME CLOCK CONTROL SYSTEMS WITH INTERFACE TO HVAC EQUIPMENT. CONTROL SYSTEM SHALL BE CAPABLE OF PROVIDING OPTIMAL START/STOP FUNCTION, TIME OF DAY SCHEDULING AND REMOTE MODEM COMMUNICATIONS.

B. CONTRACTOR SHALL FURNISH ALL NECESSARY CONTROL DEVICES (RELAYS, CONTACTS, ETC.) AND SHALL OBTAIN DIRECTION FROM MANUFACTURER ON ACTUAL WIRING REQUIREMENTS.

C. CONTRACTOR SHALL POST IN THE OFFICE TYPEWRITTEN INSTRUCTIONS ON OPERATION OF ALL CONTROLS.

3.00 INSTALLATION AND EXECUTION

3.01 INSTALLATION REQUIREMENTS

A. DUCTWORK:

1. DUCT BRANCHES SHALL BE FITTED WITH VOLUME OR SPLITTER DAMPER AND WHERE REQUIRED, EXTRACTION DAMPER. ALL ACCESSIBLE VOLUME CONTROLS SHALL HAVE LOCKING QUADRANTS. ALL INACCESSIBLE CONTROLS (DAMPERS, ETC.) SHALL BE PROVIDED WITH PERMANENT EXTENSIONS TO ACCESSIBLE SPACES. BRANCH VOLUME CONTROLS ARE IN ADDITION TO VOLUME CONTROLS AT THE REGISTERS AND DIFFUSERS.

2. AIR INLETS, OUTLETS SHALL BE PROPERLY SET IN PLACE. REGISTERS AND GRILLES SHALL BE TIGHTLY SEALED.

3. TRANSITIONS IN SIZE OF DUCTS SHALL BE MADE BY UNIFORMLY TAPERING SECTIONS HAVING 1 INCH INCREASE IN WIDTH FOR EACH 7 INCHES OF RUN UNLESS CONSTRUCTION LIMITATIONS REQUIRE A MORE ABRUPT TRANSITION.

4. DIFFUSERS, GRILLES AND REGISTERS: EACH REGISTER AND DIFFUSER SHALL BE EQUIPPED WITH A VOLUME DAMPER OR AIR EXTRACTOR. PAINT INTERIOR SURFACE OF ALL UNITS FLAT BLACK. FACE AND TRIM OF ALL UNITS SHALL BE FINISHED. SIZE, FINISH, FRAMES, ACCESORIES, CAPACITY AND PATTERN AS SHOWN ON DRAWINGS.

5. CONTRACTOR SHALL PROVIDE MANUAL VOLUME DAMPERS AT ALL BRANCH DUCTWORK IN SUPPLY AIR, RETURN AIR AND OUTSIDE AIR SYSTEMS (WHETHER SHOWN ON PLANS OR NOT) WHERE REQUIRED FOR AIR BALANCING OF HVAC SYSTEMS.

6. AT THE TIME OF DELIVERY, ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.

3.02 TESTING AND BALANCING (also see Section 15990)

BALANCING OF THE AIR CONDITIONING SYSTEM WILL BE PERFORMED BY AN INDEPENDENT TEST AND BALANCING AGENCY. THE MECHANICAL CONTRACTOR SHALL COOPERATE WITH THE SELECTED TEST AND BALANCE AGENCY IN THE FOLLOWING MANNER:

A. PROVIDE SUFFICIENT TIME BEFORE FINAL COMPLETION DATE SO THAT TEST AND BALANCING CAN BE ACCOMPLISHED.

B. PROVIDE IMMEDIATE LABOR AND TOOLS TO MAKE CORRECTIONS WHEN REQUIRED WITHOUT UNDUE DELAY. INSTALL BALANCING DAMPERS AS REQUIRED BY TEST AND BALANCE AGENCY.

C. THE CONTRACTOR SHALL PUT ALL HEATING, VENTILATING AND AIR CONDITIONING SYSTEMS AND EQUIPMENT INTO FULL OPERATION AND SHALL CONTINUE THE OPERATION OF SAME DURING EACH WORKING DAY OF TESTING AND BALANCING.

D. TESTING AND BALANCING AGENCY SHALL BE KEPT INFORMED OF ANY MAJOR CHANGES MADE TO SYSTEM DURING CONSTRUCTION AND SHALL BE PROVIDED WITH COMPLETE AS-BUILT DRAWINGS.

E. THE MECHANICAL CONTRACTOR SHALL INCLUDE THE COSTS OF DAMPERS, PULLEY AND BELT CHANGES IN HIS CONTRACT.

1.00 — GENERAL

1.01 DESCRIPTION

THE TESTING, ADJUSTING, AND BALANCING WORK WILL BE PERFORMED UNDER A SEPARATE CONTRACT FROM THE HVAC WORK. THE WORK DESCRIBED IN THIS SECTION SHALL BE PERFORMED BY AN INDEPENDENT TEST AND BALANCE AGENCY, SPECIALIZING IN TESTING, ADJUSTING, AND BALANCING OF HVAC SYSTEMS AND SHALL BE A MEMBER OF AABC, NEBB, TABB STANDARDS, OR AS APPROVED BY THE BUILDING OFFICIAL.

1.02 SCOPE OF WORK

A. HVAC SYSTEM TESTING, ADJUSTING, AND BALANCING IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY AABC, NEBB, OR TABB STANDARDS.

B. MEASUREMENT OF FINAL OPERATING CONDITIONS OF HVAC EQUIPMENT.

C. TESTING, ADJUSTING, AND BALANCING REPORTS.

D. EACH PIECE OF AIR CONDITIONING AND HEATING EQUIPMENT AND THE AIR DISTRIBUTIONS SYSTEMS SHALL BE TESTED AND ADJUSTED TO INSURE PROPER FUNCTIONING OF ALL CONTROL, PROPER DISTRIBUTION OF AIR, MAINTENANCE OF TEMPERATURE, ELIMINATION OF DRAFTS, NOISE AND VIBRATION, AND LEFT IN FIRST CLASS OPERATING CONDITION. THE AIR SYSTEM SHALL BE READJUSTED IF REQUIRED FOR COMFORT OF EACH ROOM.

E. THE MECHANICAL CONTRACTOR WILL MAKE ANY CHANGES IN THE PULLEYS, BELTS, DAMPERS, VANES, BAFFLES AND THE LIKE REQUIRED FOR CORRECT BALANCE OF SYSTEM AS RECOMMENDED BY TAB AGENCY AND TO THE SATISFACTION OF THE OWNER.

1.03 SUBMITTALS

A. PROVIDE (6) SIX COPIES OF TEST AND BALANCE REPORT TO THE OWNER FOR REVIEW AND APPROVAL IN SOFT COVER, LETTER SIZE, 3-RING BINDER MANUAL COMPLETE WITH INDEX PAGE AND INDEXING TABS. THE REPORT SHALL INCLUDE A SET OF REDUCED DRAWINGS WITH AIR OUTLETS AND EQUIPMENT IDENTIFIED TO CORRESPOND WITH DATA SHEETS AND INDICATING THERMOSTAT LOCATIONS.

B. THE TEST AND BALANCE REPORT SHALL INCLUDE, AS A MINIMUM, BUT NOT BE LIMITED TO:

1. EACH AIR OUTLET SHALL BE IDENTIFIED WITH MANUFACTURE, MODEL NUMBER, SIZE, VELOCITY, CORRECTION FACTOR, ACTUAL CFM, DESIGN CFM.

2. TRAVERSE READING OF MAIN SUPPLY, RETURN AND OUTSIDE AIR DUCTS TO ESTABLISH AIR QUANTITIES.

3. TEST AND RECORD TEMPERATURES FROM TEMPERATURE CONTROLLERS SUCH AS DAY THERMOSTAT, NIGHT THERMOSTAT.

4. TEST AND RECORD TEMPERATURES FROM MAIN SUPPLY AIR TRUNK, MIXED AIR DURING THE FULL HEATING AND FULL COOLING CYCLE.

5. EXHAUST SYSTEM BALANCE.

1.04 DEFICIENCIES IN SYSTEM

BALANCING CONTRACTOR SHALL REPORT IN WRITING TO THE OWNER ANY DISCREPANCIES ON ITEMS NOT INSTALLED IN ACCORDANCE WITH CONTRACT DOCUMENTS, ALL DEFICIENCIES IN HVAC SYSTEM, AND OTHER DEFICIENCIES. THE OWNER WILL REIMBURSE THE BALANCING CONTRACTOR IF ADDITIONAL WORK IS REQUIRED FOR HIS PHASE OF WORK.

1.05 WARRANTY

THE TEST AND BALANCE AGENCY SHALL INCLUDE AN EXTENDED WARRANTY OF 90 DAYS, AFTER COMPLETION OF WORK, DURING WHICH TIME THE OWNER, AT THEIR DISCRETION, MAY REQUEST A RECHECK OR RESETING OF ANY OUTLET, SUPPLY AIR FAN, OR EXHAUST FAN AS LISTED IN TEST REPORT.



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owner approval		
initials	date	phase
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revisions/addenda		
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project information	
PROJECT NO:	2400014.RA
DWG FILE:	24-040_M-101.DWG
DRAWN BY:	VM
CHECKED BY:	GWM
DRAWING SCALE:	NTS
DATE:	02/26/2025

sheet name

MECHANICAL
SCHEDULE

sheet number

M-101

DRAWING NAME: D:\CLOUDS\N\PROJECTS\CURRENT PROJECT\24-040 SB AIRPORT STORAGE ROOM NEW CONST DWGS\24-040_M-102.DWG | PLOT DATE: 3/11/2025 9:19 AM | PLOTTED BY: VINCENT MIRANDA | COPYRIGHT 2016 MILLER MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.

LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
	SA/SUP	SUPPLY AIR (RISE/DROP)
	RA/RET	RETURN AIR DUCT (RISE/DROP)
	EA/EXH	EXHAUST AIR DUCT (RISE/DROP)
	CD/SR	CEILING DIFFUSER/SUPPLY REGISTER (ARROWHEAD REPRESENTS NUMBER OF THROW) (4-WAY TYPICAL IF NO ARROWS)
	RR/RG	RETURN REGISTER/GRILLE
	ER/EG	EXHAUST REGISTER/GRILLE
		RECTANGULAR DUCT ELBOW WITH TURNING VANES
	FC	FLEXIBLE CONNECTION
	(L)	DUCT LINING (1" THICK UNLESS OTHERWISE NOTED)
		SINGLE LINE DUCT BRANCH TAKE-OFF
		DUCT TRANSITION (RECTANGULAR TO ROUND)
	FLEX	FLEXIBLE DUCT (4'-0" MAXIMUM)
	T-STAT	PROGRAMMABLE THERMOSTAT
		TEMPERATURE SENSOR
		CO2 SENSOR
		VENT THRU ROOF (VTR)
	SD	DUCT SMOKE DETECTOR
	MD	MECHANICAL DAMPER
	DIA.	DIAMETER
	(M)	FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.
	(E)	FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR.
	(ME)	FURNISHED BY MECHANICAL CONTRACTOR AND INSTALLED BY ELECTRICAL CONTRACTOR.
	P.O.C.	POINT OF CONNECTION
		FLEXIBLE DUCT
	SD-1	(SD-SUPPLY DIFFUSER, RD-RETURN DIFFUSER, E-EXHAUST)
	100	AIR QUANTITY IN CFM
	AC 1	MECHANICAL EQUIPMENT DESIGNATION DESIGNATED NUMBER
	10 135	NECK SIZE CFM
A/C , AC		AIR CONDITIONING
BDD		BACK DRAFT DAMPER
CB		CIRCUIT BREAKER
CLG.		CEILING
CONN.		CONNECT/CONNECTION
CONT.		CONTINUATION
CONT'R		CONTRACTOR
CFM		CUBIC FEET PER MINUTE
CU		CONDENSING UNIT
DET.		DETAIL
DISC.		DISCONNECT
DTR		DOWN THRU ROOF
EF		EXHAUST FAN
(E)		EXISTING
E.A.T.		ENTERING AIR TEMPERATURE
GA.		GAGE/GAUGE
GC		GENERAL CONTRACTOR
GF		GAS FURNACE
HVAC		HEATING, VENTILATING, AND AIR CONDITIONING
MCA		MINIMUM CIRCUIT AMPACITY
MFR.		MANUFACTURER
MECH.		MECHANICAL
MOCp		MAXIMUM OVERCURRENT PROTECTION
(N)		NEW
OA/OSA		OUTSIDE AIR
PH		PHASE
RAD		RETURN AIR DUCT
SAD		SUPPLY AIR DUCT
S/S		STAINLESS STEEL
TYP.		TYPICAL
UON		UNLESS OTHERWISE NOTED
UTR		UP THRU ROOF
V		VOLTS
MVD		MANUAL VOLUME DAMPER

MECHANICAL PLAN

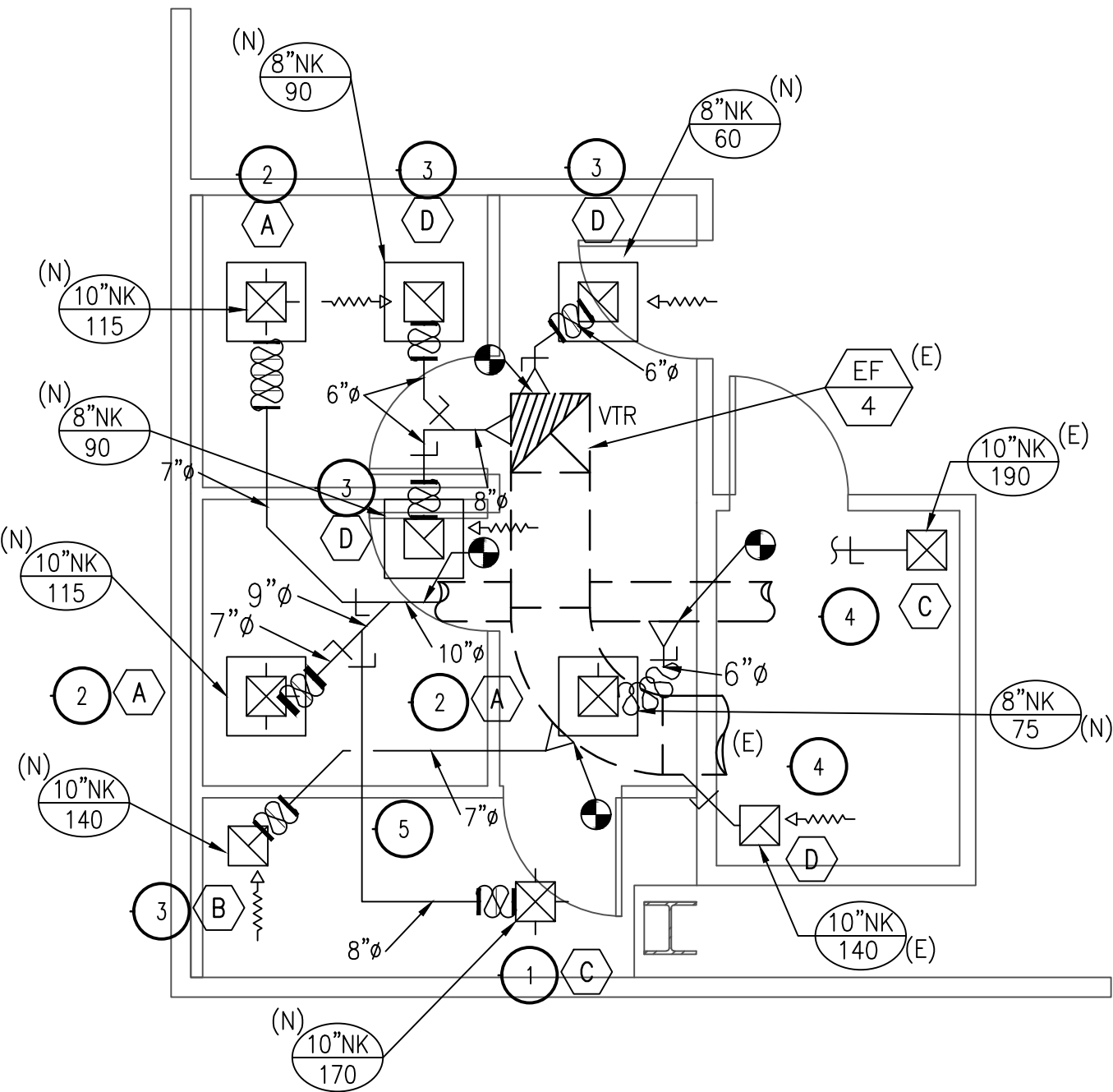
SCALE: 1/4" = 1'-0"

KEY SYMBOLS FOR DIFFUSERS AND RETURNS

SYMBOL	SIZE				
	SIZE	MFG.	MODEL	OBD DAMPER	COLOR
	24"x24"	TITUS	PMC3F(LAY-IN)	YES	WHITE
	10"x10"	TITUS	CUBE CORE 50F	YES	WHITE
	10"x10"	TITUS	SERIES 250	YES	WHITE
	24"x24"	TITUS	CUBE CORE 50F (LAY-IN)	YES	WHITE

GENERAL BUILDING REQUIREMENTS

- ALL CONSTRUCTION AND REMODELING WORK MUST BE PERFORMED BY CA LICENSED CLASS A OR CLASS B CONTRACTORS. ALL BUILDING TRADES WORK MUST BE PERFORMED BY A STATE OF CALIFORNIA LICENSED CONTRACTOR(S).
 - BUILDING CODES AND STANDARDS ARE AS FOLLOWS:
2022 CALIFORNIA MECHANICAL CODE (CMC)
 - ALL EXISTING CEILING GRILL LOCATIONS SHALL BE SHALL BE REPLACED WITH NEW. REFER TO SCHEDULE.
- (E) INDICATES EXISTING
(N) INDICATES NEW

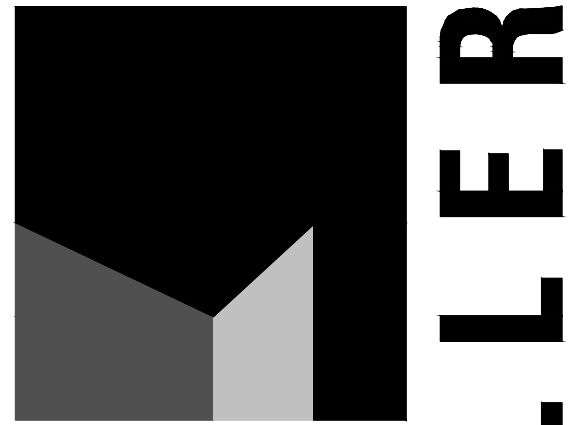


KEY NOTES

- "TITUS" SERIES 250-3WAY
- 24"x24" T-BAR LAY-IN "TITUS #PMC3F" SUPPLY AIR GRILL
- "TITUS #50F" T-BAR LAY-IN TYP-3. EXHAUST AIR GRILL
- SET AT NEW CFM CAPACITY.
- REMOVE EXISTING SUPPLY AIR GRILL & DUCTS.

GENERAL MECHANICAL NOTES

- PENETRATIONS IN WALLS REQUIRING PROTECTED OPENINGS MUST BE FIRESTOPPED WITH AN APPROVED 3M FIRE BARRIER SEALANT ICC AND UL APPROVED PER 713.3.
A. COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRESTOPPED.
B. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED, PROVIDED OPENINGS DO NOT EXCEED AN AGGREGATE AREA OF MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITIONS. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 703.
- CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL AND SUCH CONSTRUCTION OR WORK SHALL REMAIN ACCESSIBLE AND EXPOSED FOR INSPECTION PURPOSES UNTIL APPROVED. INSPECTIONS CAN BE REQUESTED BY CALLING THE INSPECTION LINE.
- HEATING, VENTILATION AND AIR-CONDITIONING SYSTEMS OF ALL STRUCTURES SHALL BE DESIGNED AND INSTALLED FOR EFFICIENT UTILIZATION OF ENERGY IN ACCORDANCE WITH THE CALIFORNIA ENERGY CODE.
- APPLIANCES, APPURTENANCES AND EQUIPMENT REQUIRED BY THE CMC SHALL BE LISTED AND LABELED FOR THE APPLICATION IN WHICH THEY ARE INSTALLED AND USED (CMC SECTIONS 301.2, 302.1, AND 303.1)
- LABELING SHALL BE IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN CMC 307.0.
- THE VENTILATION AIR DISTRIBUTION SYSTEM SHALL BE PROVIDED WITH MEANS TO ADJUST THE SYSTEM TO ACHIEVE AT LEAST THE MINIMUM VENTILATION AIRFLOW RATE AS REQUIRED BY THE CMC SECTION 403. VENTILATION SYSTEMS SHALL BE BALANCED BY AN APPROVED METHOD. SUCH BALANCING SHALL VERIFY THAT THE VENTILATION SYSTEM IS CAPABLE OF SUPPLYING AND EXHAUSTING THE AIRFLOW RATES REQUIRED BY CMC SECTIONS 403.2. SUCH AIR BALANCE REPORTS SHALL BE PROVIDED TO THE INSPECTOR AT TIME OF INSPECTION. AIR BALANCE REPORTS MAY BE REQUESTED BY THE INSPECTION DURING ANNUAL INSPECTIONS TO ENSURE ONGOING COMPLIANCE WITH CITY REQUIREMENTS, AND WHEN ISSUES OR CONCERNS REGARDING ODORS ARE BROUGHT TO THE ATTENTION OF THE CITY.
- ALL MECHANICAL EQUIPMENT AND SYSTEMS INSTALLED AS PART OF PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2022 CMC AND THE 2022 CBC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
- PROVIDE 120 VOLT ELECTRICAL OUTLETS WITHIN 25' OF ALL ROOF MOUNTED AND OUTDOOR MECHANICAL EQUIPMENT. (CMC 309) ALL MECH EQUIP. (CMC 309)
- ALL DUCTWORK FOR HEATING AND COOLING SYSTEM OR EVAPORATE COOLING SYSTEM SHALL BE CONDUCTED THROUGH DUCT SYSTEMS CONSTRUCTED OF METAL AS SET FORTH IN SMACNA HVAC DUCT CONSTRUCTION STANDARD - METAL AND FLEXIBLE. FACTORY MADE AIR DUCTS SHALL BE APPROVED FOR THE USE INTENDED OR SHALL COMPLY WITH THE 2022 CMC REFERENCED STANDARDS CHAPTER 17 (CMC 602.1).
- ALL DUCT SMOKE DETECTORS INSTALLED, AS PART OF THIS PROJECT SHALL BE SUPERVISED BY THE BUILDING FIRE DETECTION OR ALARM SYSTEM WHEN THE BUILDING IS EQUIPPED WITH SUCH SYSTEM. LOS ANGELES FIRE DEPARTMENT PREVENTION BUREAU PLAN CHECK APPROVAL AND PERMIT ARE REQUIRED FOR CONNECTION OF DUCT SMOKE DETECTORS TO THE FIRE DETECTION OR ALARM SYSTEM.
- THE REQUIRED SERVICE DISTANCE FROM THE MECHANICAL EQUIPMENT TO SCREENING, PARAPETS, WALLS AND OTHER EQUIPMENT SHALL BE A MINIMUM OF 30"x30" ON THE SERVICE SIDE OF THE EQUIPMENT, OR AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS, IF THE INSTRUCTIONS REQUIRE A GREATER CLEARANCE. (CMC SECTION 304.1)
- EQUIPMENT AND APPLIANCES SHALL BE ACCESSIBLE FOR SERVICE, INSPECTION REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION. SUFFICIENT CLEARANCE SHALL BE MAINTAINED TO PERMIT CLEANING, REPLACEMENT OF FILTERS, BLOWERS, MOTOR CONTROLS AND LUBRICATION OF MOVING PARTS. 30" OF CLEARANCE IN DEPTH, WIDTH, AND HEIGHT SHALL BE PROVIDED TO SERVE THE APPLIANCE OR EQUIPMENT. (CMC 304.1)
- OUTSIDE AIR FOR HEATING OR COOLING SYSTEM SHALL NOT BE TAKEN FROM CLOSER THAN 10'-0" FROM AN APPLIANCE VENT OUTLET, VENT OPENING OF A PLUMBING SYSTEM, OR THE DISCHARGE OUTLET OF EXHAUST FAN, UNLESS THE OUTLET IS 3'-0" ABOVE THE OUTSIDE AIR INLET. (CMC 314.3)
- REFRIGERANT CONTAINING PORTIONS OF A SYSTEM THAT ARE FIELD ERECTED SHALL BE TESTED AND PROVED TIGHT TO THE AUTHORITY HAVING JURISDICTION AFTER COMPLETE INSTALLATION AND BEFORE OPERATION. THE HIGH LOW SIDES OF EACH SYSTEM SHALL BE TESTED AND PROVED TIGHT AT NOT LESS THAN THE LOWER OF THE PRESSURE IN CMC TABLE 1124.2 OR THE SETTING THE PRESSURE RELIEF DEVICE. (CMC 1124.2)
- (MANDATORY FOR TENANT IMPROVEMENT)
15. ONE OF THE FOLLOWING METHODS IS REQUIRED TO COMPLY WITH MECH-3 VENTILATION REQUIREMENTS
A. AIR BALANCING: ALL SPACE CONDITIONING AND VENTILATION SYSTEMS SHALL BE BALANCED TO THE QUANTITIES SPECIFIED IN THESE PLANS, IN ACCORDANCE THE NATIONAL ENVIRONMENTAL BALANCING BUREAU, (NEBB), PROCEDURAL STANDARDS (1983), OR ASSOCIATED AIR BALANCE COUNCIL, (AABC, NATIONAL STANDARDS (1986)
B. OUTSIDE AIR CERTIFICATION: THE SYSTEM SHALL PROVIDE THE MINIMUM OUTSIDE AIR AS SHOWN ON THE MECHANICAL DRAWINGS, AND SHALL BE MEASURED AND CERTIFIED BY THE INSTALLING LICENSED C-20 MECHANICAL CONTRACTOR (AIR BALANCING SHALL COMPLY TO CGESC 5.410.1)
- ALL INSTALLED REFRIGERATION PIPING SHALL BE PHOSPHORIC ACID DEOXIDIZED SEAMLESS COPPER. PRESSURE-LIMITING DEVICES SHALL BE CONNECTED BETWEEN THE PRESSURE-IMPOSING ELEMENT AND THE STOP VALVE ON THE DISCHARGE SIDE PER 2022 CMC SECTION 1111.3.
- ALL FIRE AND SMOKE DAMPERS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MAUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS. FIRE DAMPERS SHALL BE DYNAMIC TYPE. (CBC 716.3.1, 716.2)
- WHEN THE AUTOMATIC ACTIVATION OF A SMOKE DAMPER OCCURS, THE HVAC SYSTEMS SERVING SUCH DAMPERS SHALL IMMEDIATELY SHUTDOWN. (CMC 606.8)
- FIRE AND SMOKE DAMPER SHALL BE LISTED AND BEAR THE LABEL OF AN APPROVED TESTING AGENCY.
- FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555. ONLY FIRE DAMPERS LABELED FOR USE IN DYNAMIC SYSTEMS SHALL BE INSTALLED IN HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS DESIGNED TO OPERATE WITH FANS ON DURING A FIRE. SMOKE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF UL 555S. COMBINATION FIRE AND SMOKE DAMPERS SHALL COMPLY WITH BOTH UL 555 AND UL 555S. CEILING RADIATION DAMPERS SHALL COMPLY WITH REQUIREMENTS OF UL 555C. (CBC 716.3.1)
- FIRE DAMPERS SHALL HAVE A MINIMUM DAMPER RATING OF 1.5 HOURS WHEN INSTALLED IN LESS THAN 3-HOUR FIRE-RESISTANCE RATED ASSEMBLIES. RATINGS FOR DAMPERS INSTALLED IN WALLS RATED AT 3 HOURS OR MORE SHALL HAVE MINIMUM FIRE RATING OF 3 HOURS. (CBC 716.3.2)
- FIRE AND SMOKE DAMPERS SHALL BE PROVIDED WITH APPROVED MEANS OF ACCESS, WHICH IS LARGE ENOUGH TO PERMIT INSPECTION AND MAINTENANCE OF THE DAMPER AND ITS OPERATING PARTS. THE ACCESS OPENING SHALL NOT REDUCE THE FIRE RESISTANCE RATING OF THE ASSEMBLY. FIRE AND SMOKE DAMPER ACCESS POINTS SHALL BE PERMANENTLY IDENTIFIED ON THE EXTERIOR HAVING LETTERS NOT LESS THAN 1/2 INCH HIGH READING "FIRE DAMPER" OR "FIRE/SMOKE DAMPER"(CBC 716.4)
- WHERE A SMOKE DAMPER IS INSTALLED WITHIN A DUCT, A SMOKE DETECTOR SHALL BE INSTALLED IN THE DUCT WITHIN 5 FEET OF THE DAMPER WITH NO AIR INLETS OR OUTLETS BETWEEN THE DETECTOR AND THE DAMPER. THE DETECTOR SHALL BE LISTED FOR THE AIR VELOCITY, TEMPERATURE AND HUMIDITY ANTICIPATED AT THE POINT WHERE IT IS INSTALLED. OTHER THEN IN MECHANICAL SMOKE CONTROL SYSTEMS, DAMPERS SHALL BE CLOSED UPON FAN SHUTDOWN WHERE THE LOCAL SMOKE DETECTOR REQUIRES A MINIMUM VELOCITY TO OPERATE.
- FUEL GAS APPLIANCES AND EQUIPMENT. THE APPROVAL AND INSTALLATION OF FUEL GAS DISTRIBUTION PIPING AND EQUIPMENT, FUEL GAS-FIRED APPLIANCES AND FUEL GAS-FIRED APPLIANCE VENTING SYSTEMS SHALL BE IN ACCORDANCE WITH THE CPC AND CMC.
- LISTED AND LABEL APPLIANCES, APPURTENANCES AND EQUIPMENT REGULATED BY THE CMC SHALL BE LISTED LABELED FOR THE APPLICATION IN WHICH THEY ARE INSTALLED AND USED (CMC SECTIONS 301.2, 302.1, AND 303.1).
- LABELING. LABELING SHALL BE IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN CMC 307.0.
- LABEL INFORMATION. A PERMANENT FACTORY-APPLIED NAMEPLATE SHALL BE AFFIXED TO APPLIANCES ON WHICH SHALL APPEAR IN LEGIBLE LETTERING, THE MANUFACTURER'S NAME OR TRADEMARK, THE MODEL NUMBER, SERIAL NUMBER AND THE SEAL OR MARK OF THE APPROVED AGENCY. A LABEL SHALL ALSO INCLUDE THE FOLLOWING: (CMC SECTION 307)
 - FUEL-BURNING UNITS: HOURLY RATING IN BTU/H (W); TYPE OF FUEL APPROVED FOR USE WITH THE APPLIANCE; AND REQUIRED CLEARANCES.
- FUEL TYPES, FUEL-FIRED APPLIANCES SHALL BE DESIGNED FOR USE WITH THE TYPE OF FUEL TO WHICH THEY WILL BE CONNECTED AND THE ALTITUDE AT WHICH THEY ARE INSTALLED. APPLIANCES THAT COMPRISE PARTS OF THE BUILDING MECHANICAL SYSTEM SHALL NOT BE CONVERTED FOR THE USAGE OF A DIFFERENT FUEL, EXCEPT WHERE APPROVED AND CONVERTED IN ACCORDANCE WITH THE MANUFACTURE'S INSTRUCTIONS. THE FUEL INPUT RATE SHALL NOT BE INCREASED OR DECREASED BEYOND THE LIMIT RATING FOR THE ALTITUDE AT WHICH THE APPLIANCE IS INSTALLED.



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S.B. INT'L AIRPORT IMPROVEMENTS

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project information

PROJECT NO: 2400014.RA
DWG FILE: 24-040_M-102.DWG
DRAWN BY: VM
CHECKED BY: GWM
DRAWING SCALE: NTS
DATE: 02/26/2025

sheet name

MECHANICAL FLOOR PLAN

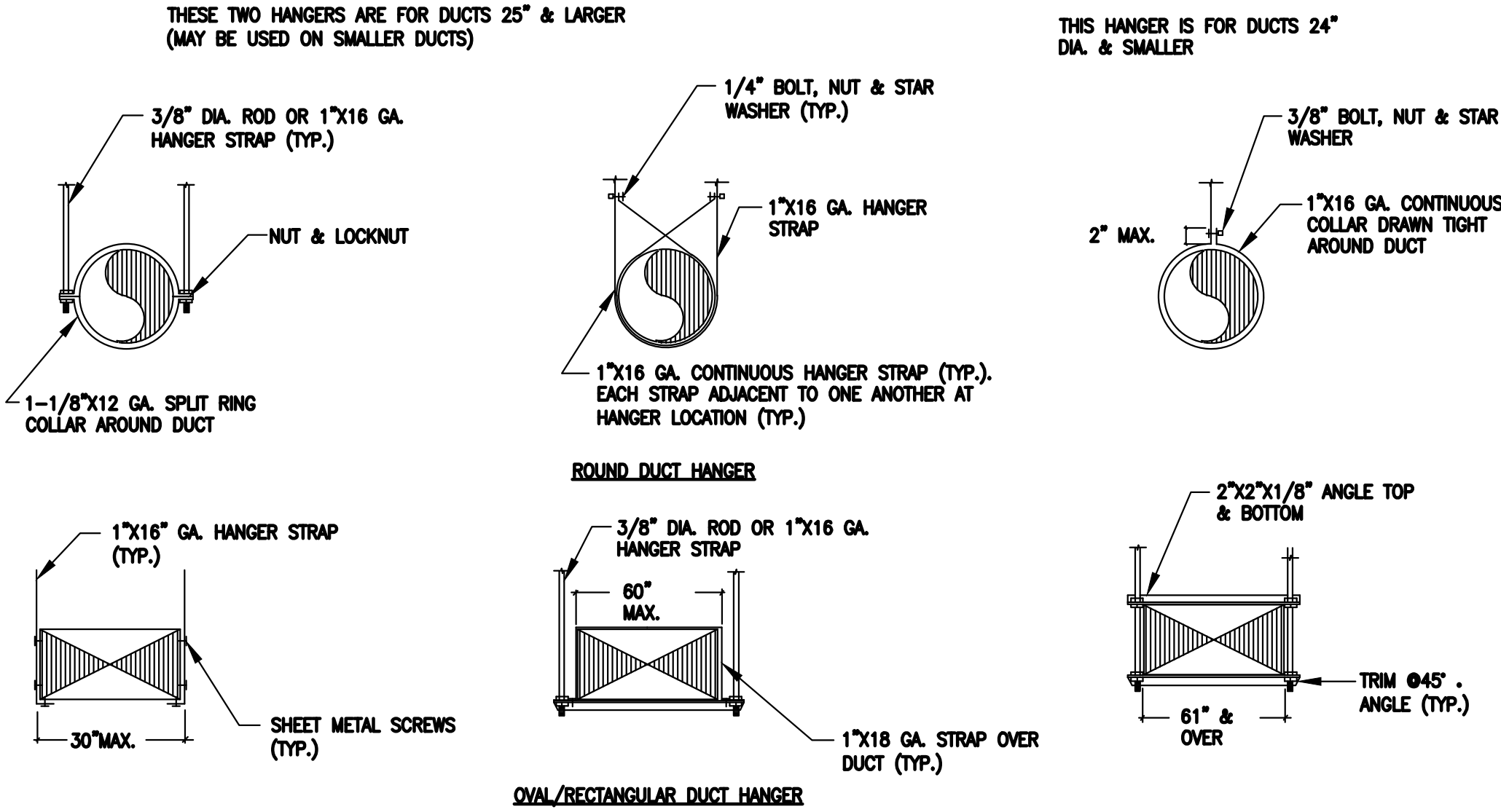
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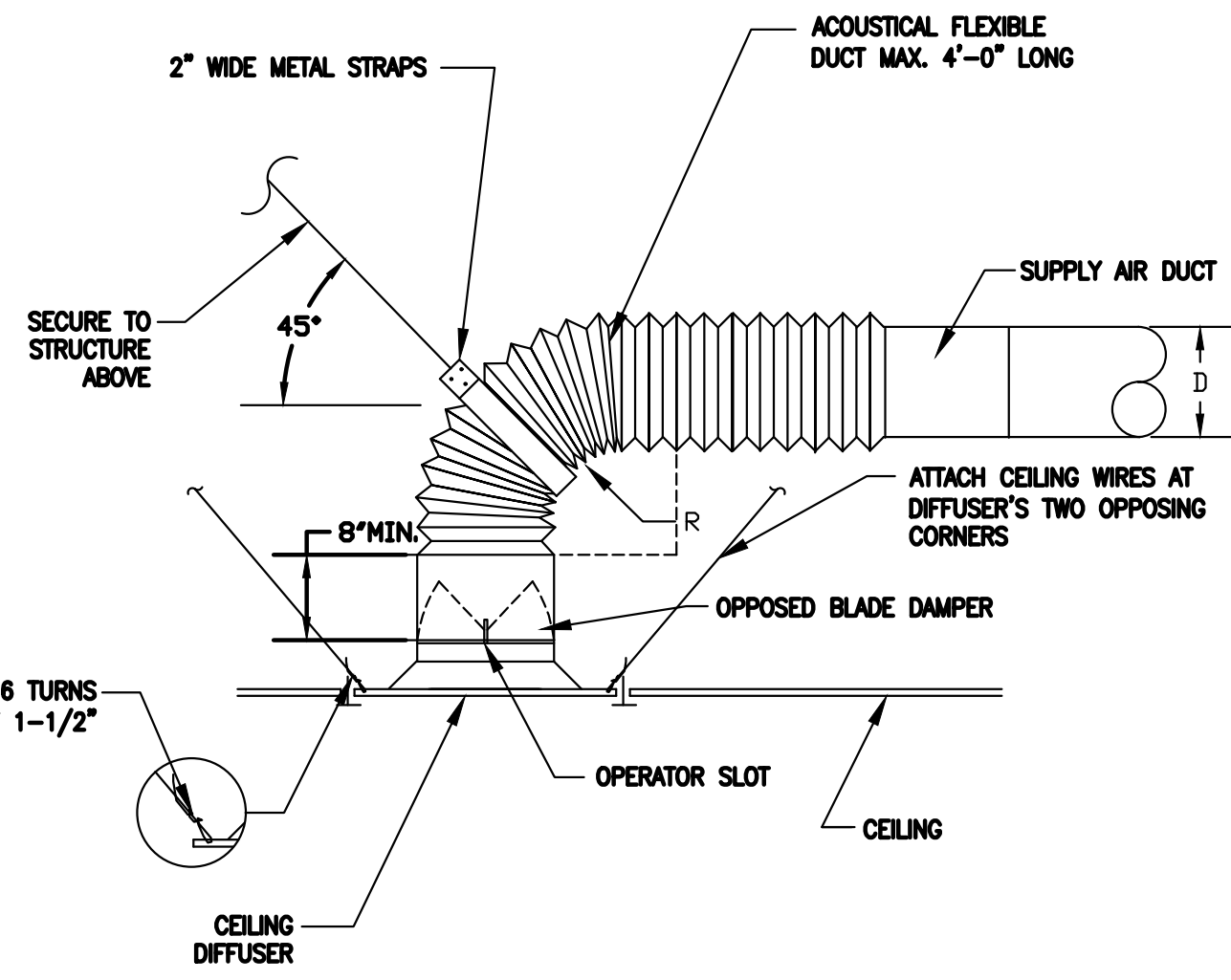
SHEET 13 OF 22 SHEETS

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DUCT CONSTRUCTION MINIMUM SHEET METAL THICKNESSES			
RECTANGULAR DUCTS			
MAXIMUM SIZE (INCHES)	STEEL (MINIMUM THICKNESS, NOMINAL)	ALUMINUM (MINIMUM THICKNESS, NOMINAL)	
THROUGH 12	0.022 INCH (26 GAGE, GALV.)	0.020 INCH (NO. 24 B&S GAGE)	
13 THROUGH 30	0.028 INCH (24 GAGE, GALV.)	0.025 INCH (NO. 22 B&S GAGE)	
31 THROUGH 54	0.034 INCH (22 GAGE, GALV.)	0.032 INCH (NO. 20 B&S GAGE)	
55 THROUGH 84	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (NO. 18 B&S GAGE)	
OVER 84	0.052 INCH (18 GAGE, GALV.)	0.051 INCH (NO. 16 B&S GAGE)	
ROUND DUCTS			
MAXIMUM SIZE (INCHES)	SPIRAL SEAM DUCT	LONGITUDINAL SEAM DUCT	FITTINGS
	STEEL (MINIMUM THICKNESS, NOMINAL)	STEEL (MINIMUM THICKNESS, NOMINAL)	STEEL (MINIMUM THICKNESS, NOMINAL)
THROUGH 12	0.019 INCH (26 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)	0.022 INCH (26 GAGE, GALV.)
13 THROUGH 18	0.022 INCH (26 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)	0.028 INCH (24 GAGE, GALV.)
19 THROUGH 28	0.028 INCH (24 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)	0.034 INCH (22 GAGE, GALV.)
29 THROUGH 36	0.034 INCH (22 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)	0.040 INCH (20 GAGE, GALV.)
37 THROUGH 52	0.040 INCH (20 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)	0.052 INCH (18 GAGE, GALV.)



- NOTES:
- REFER TO SPECIFICATIONS FOR HANGER SPACINGS.
 - ATTACHMENTS TO OVERHEAD STRUCTURE SHALL BE MADE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S REQUIREMENTS AND WEIGHT LIMITATIONS. ALL ATTACHMENT METHODS TO STRUCTURE SHALL BE SUBMITTED TO STRUCTURAL ENGINEER FOR REVIEW.



- NOTE:
- IN LIEU OF ABOVE DETAIL METAL PLENUM MAY BE USED TO CONNECT THE BRANCH DUCT TO THE DIFFUSERS. ELBOW R/D=1.5

SHEET METAL GAGES

N.T.S.

3

DUCT SUPPORT DETAIL

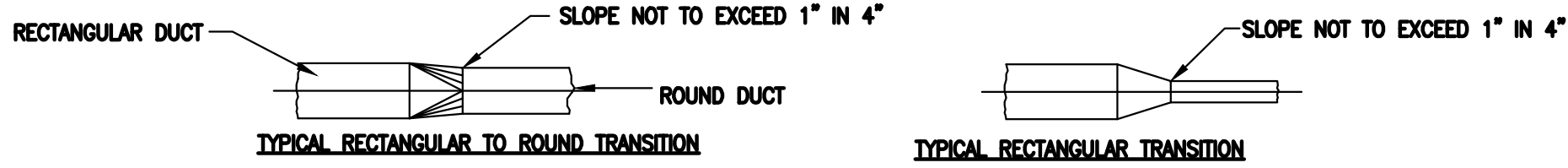
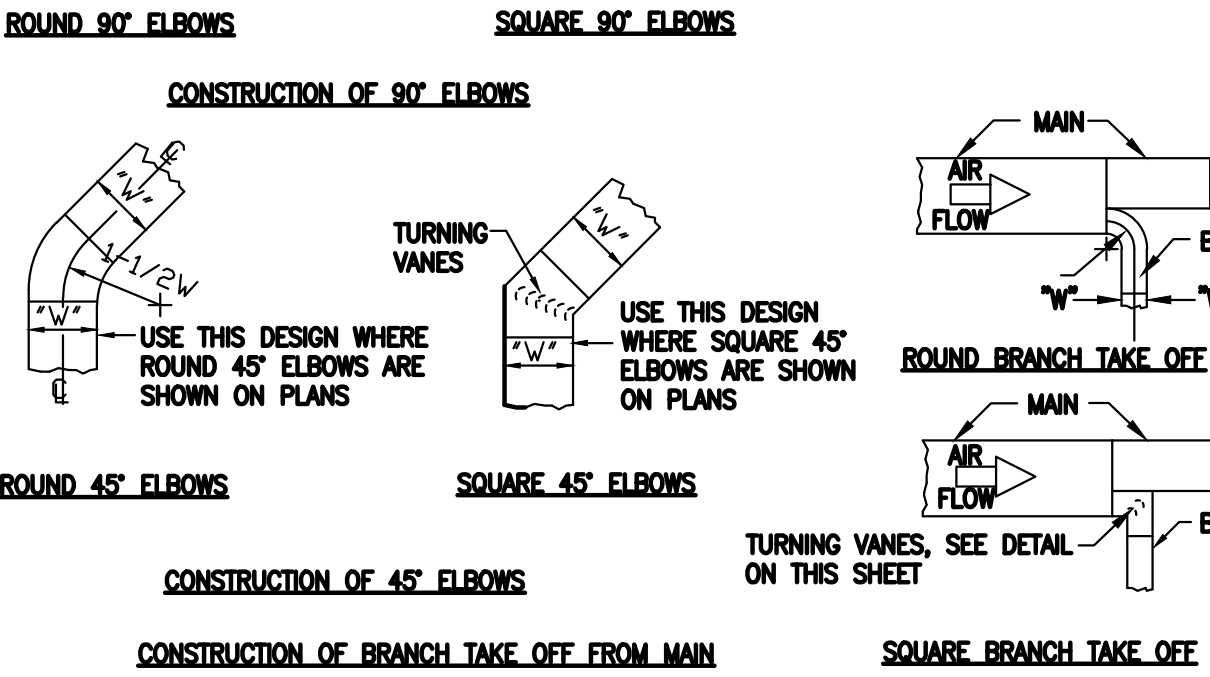
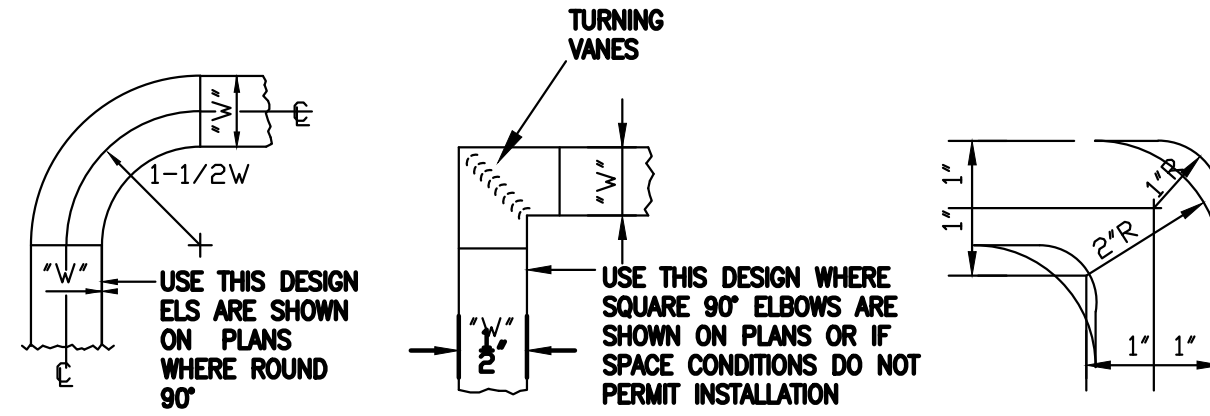
N.T.S.

2

CEILING DIFFUSER DETAIL

N.T.S.

1



INSTALLATION NOTES

- ALL DUCTS SHALL BE CONSTRUCTED AND ERECTED IN A NEAT AND WORKMANLIKE MANNER.
- DUCT SHALL BE CONSTRUCTED OF THE WEIGHTS, GAGES AND MATERIAL SHOWN IN THE SCHEDULE ON THESE DRAWINGS.
- THE DIMENSIONS SHOWN FOR ALL DUCTS SHOWN IN PLAN GIVE THE WIDTH FIRST AND THEN THE HEIGHT.
- DUCT RISERS SHOULD BE SUPPORTED BY ANGLES AT EVERY FLOOR.
- AIR TURN SHALL BE INSTALLED IN ALL ABRUPT ELBOWS TO PREVENT TURBULENCE.
- DUCTS SHALL BE SECURELY ATTACHED TO THE BUILDING CONSTRUCTION IN AN APPROVED MANNER.
- DIVERGING TRANSITION PIECES SHALL BE MADE AS GRADUAL AS POSSIBLE.
- INSTALL FIRE DAMPERS IN ACCORDANCE WITH UL 555.
- ACCESS PANELS SHOULD BE PLACED BEFORE AND/OR AFTER EQUIPMENT INSTALLED IN THE DUCT.
- DUCT AREA SHOULD NOT BE DECREASED MORE THAN 10% WHEN OBSTRUCTIONS CANNOT BE AVOIDED, AND THEN A STREAMLINED FITTING SHOULD BE USED.
- FLEXIBLE FABRIC CONNECTIONS (OR EQUAL) SHOULD BE USED ON BOTH INLETS AND OUTLETS OF ALL FANS AND AIR HANDLING UNITS.
- JOINTS AND SEAMS OF SUPPLY DUCTS SHALL BE FASTENED SECURELY AND MADE AIR TIGHT.

DUCT CONSTRUCTION DETAILS

N.T.S.

4



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revisions/addenda

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project information

PROJECT NO:	2400014.RA
DWG FILE:	24-040_M-103.DWG
DRAWN BY:	VM
CHECKED BY:	GWM
DRAWING SCALE:	NTS
DATE:	02/26/2025

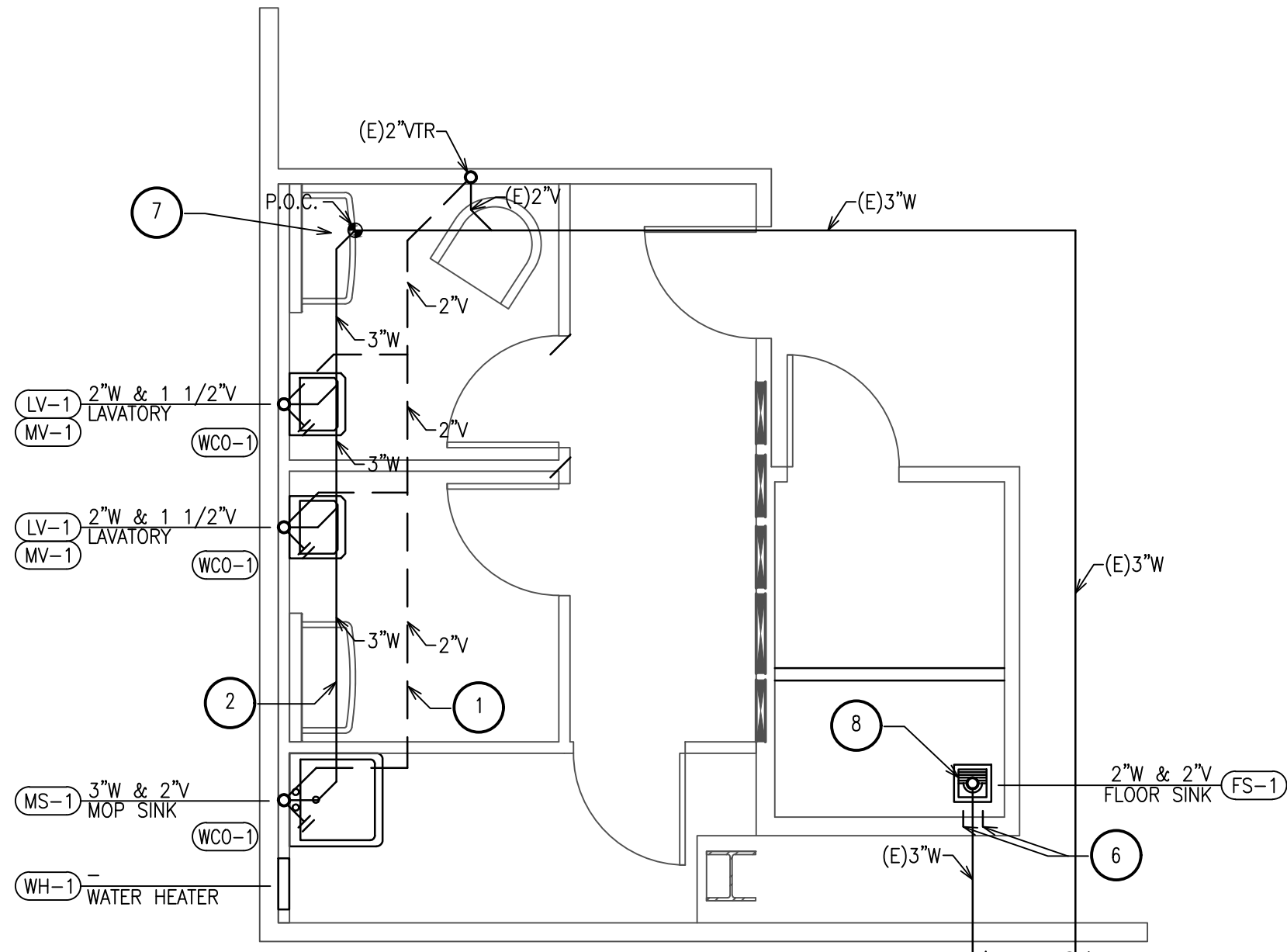
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MECHANICAL DETAILS

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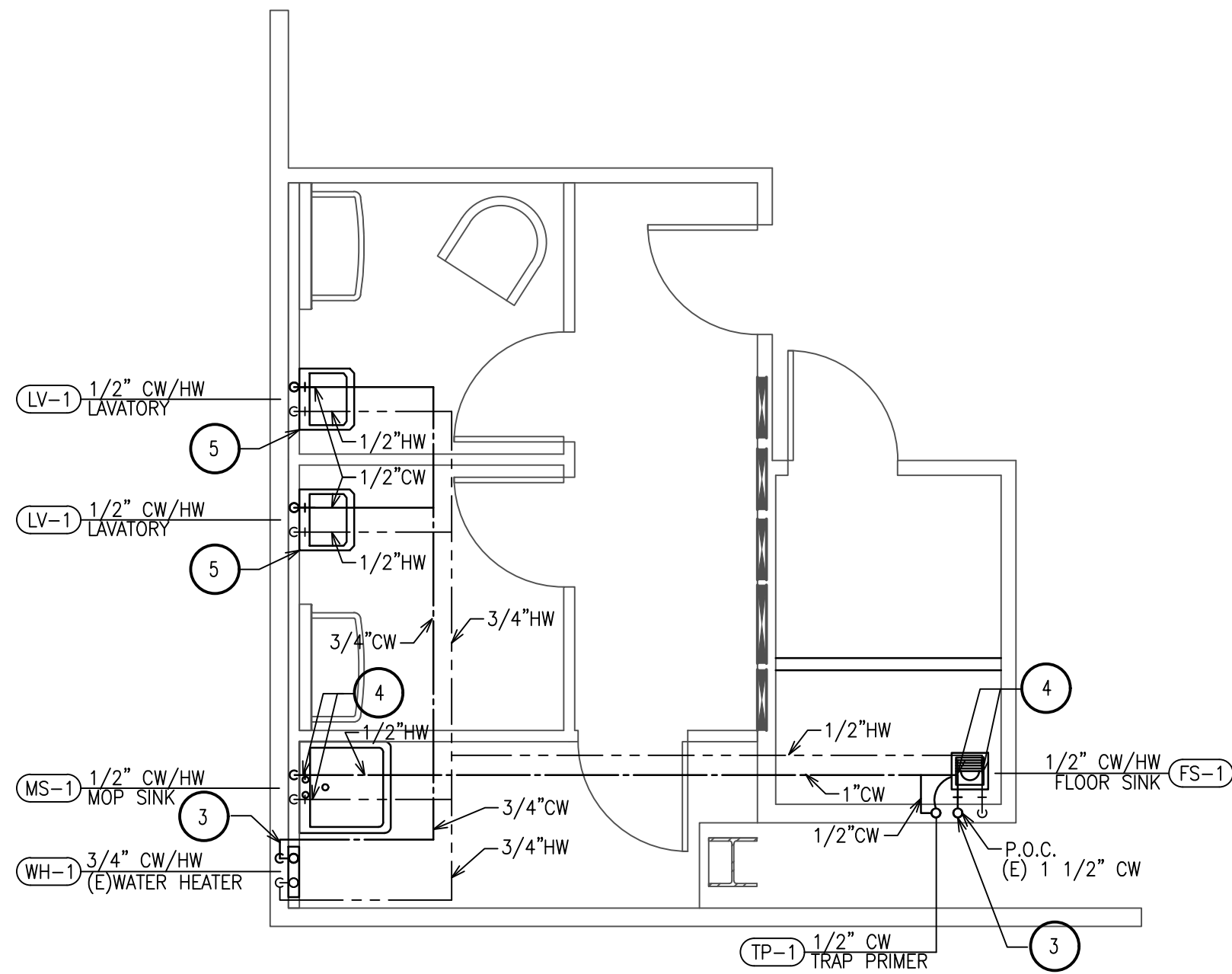
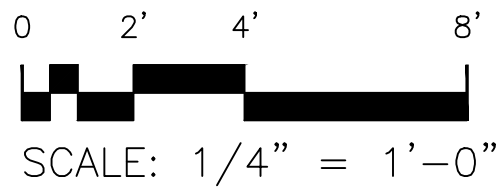
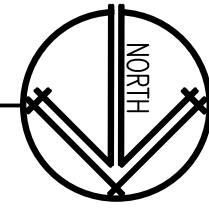
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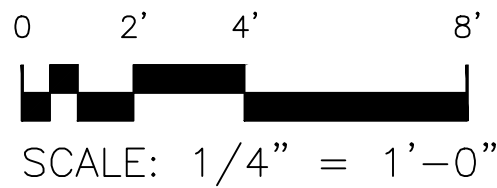
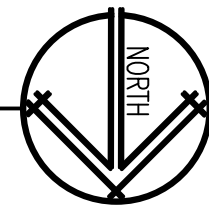
PLUMBING WASTE PLAN

SCALE: 1/4" = 1'-0"



PLUMBING SUPPLY PLAN

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

1. VERIFY EXISTING CONSTRUCTION WITHIN SCOPE OF WORK TO ENSURE CONFORMANCE WITH NOTED RATINGS AND LOCAL CODES. RETROFIT NONCONFORMING CONSTRUCTION AS REQUIRED.
2. ALL NEW WORK SHALL CONFORM TO BUILDING STANDARD, UNLESS NOTED OTHERWISE.

KEY NOTES: (X)

1. ROUTE NEW VENT LINE UP TO ABOVE CEILING AND ROUTE TO EXISTING VENT LINE. VERIFY EXISTING SIZES, CONDITIONS AND LOCATION OF EXISTING VENTING
2. ROUTE NEW WASTE LINE AND CONNECT TO EXISTING WASTE LINE. VERIFY EXISTING SIZES, CONDITIONS AND LOCATION OF EXISTING WASTE
3. PROVIDE SHUT OFF VALVE & ACCESS PANEL DOOR IN WALL
4. ROUTE NEW COLD AND HOT WATER LINE DOWN IN WALL TO NEW FIXTURES
5. INSTALL NEW SINK, REFER TO PLUMBING SCHEDULE FOR FIXTURE SPEC, SHEET P-101
6. PROTECT IN PLACE EXISTING 2 EXISTING CONDENSATE DRAIN LINES FROM EXISTING ROOFTOP HVAC UNITS.
7. REMOVE EXISTING FLOOR SINK AND PREP LINE FOR NEW WASTE LINE CONNECTION
8. REMOVE EXISTING MOP SINK FOR NEW FLOOR SINK, RECONNECT TO EXISTING WASTE LINE



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project information

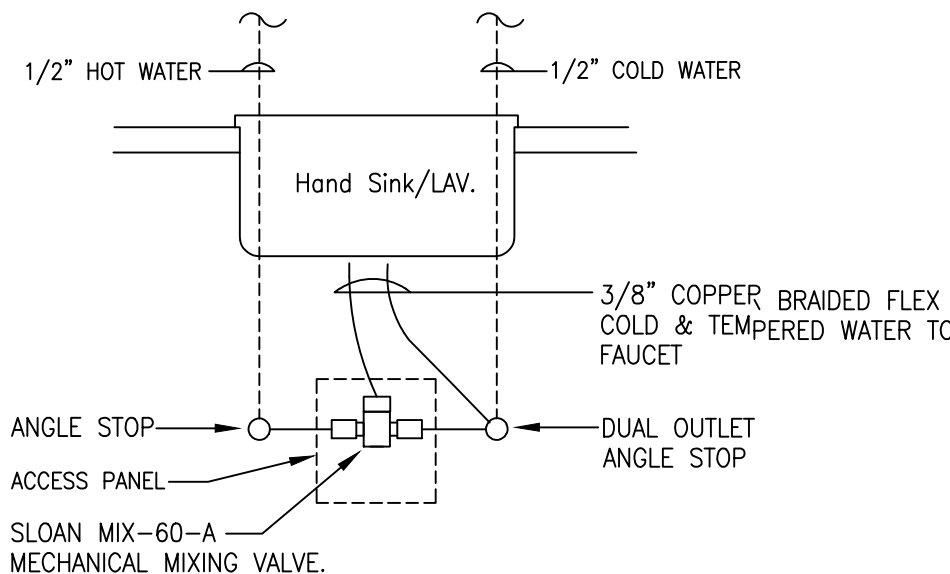
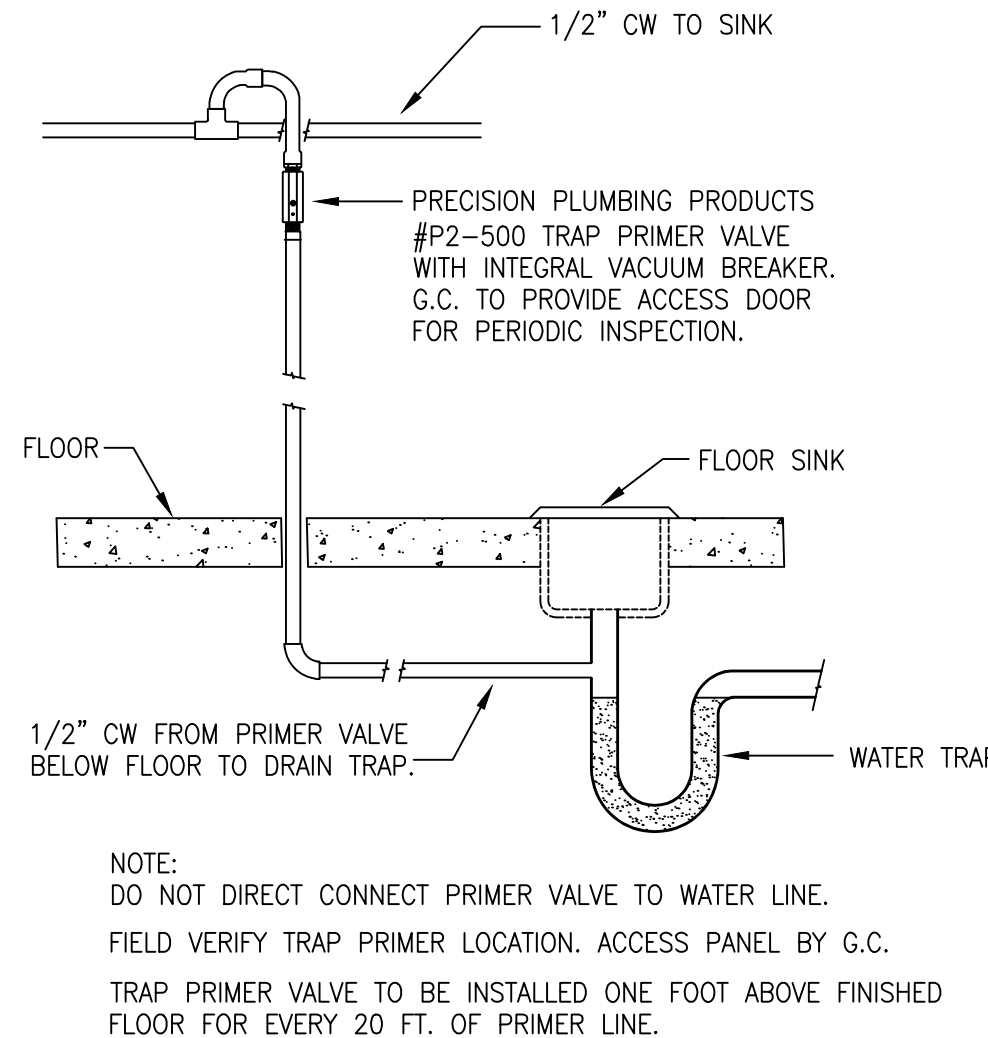
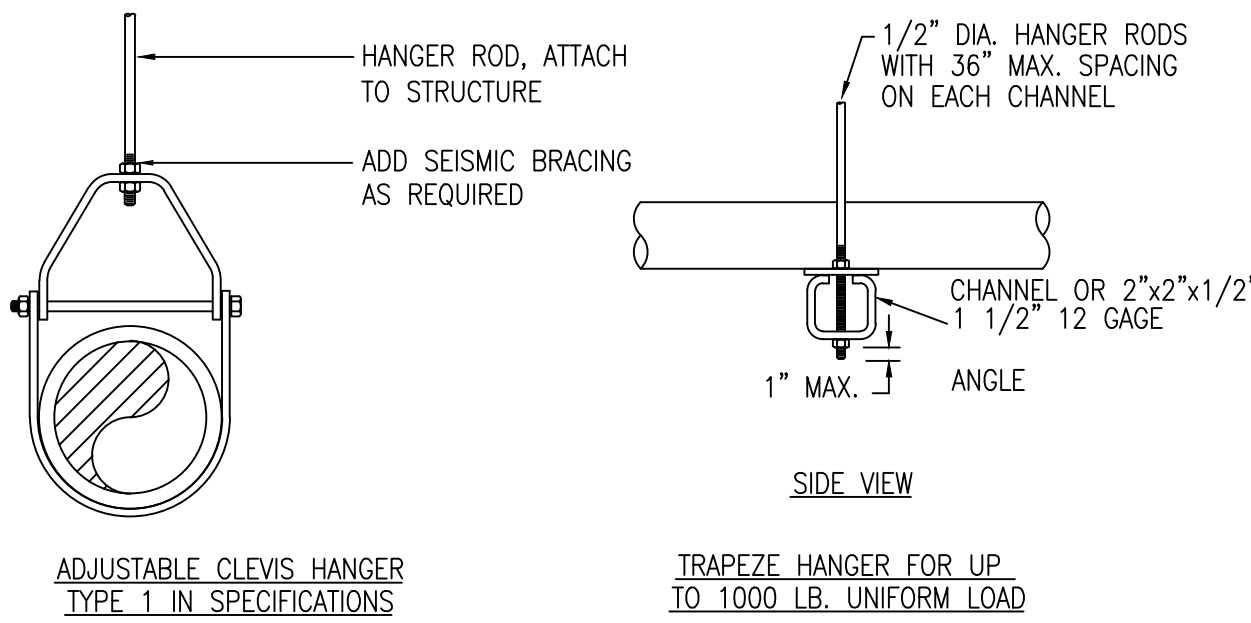
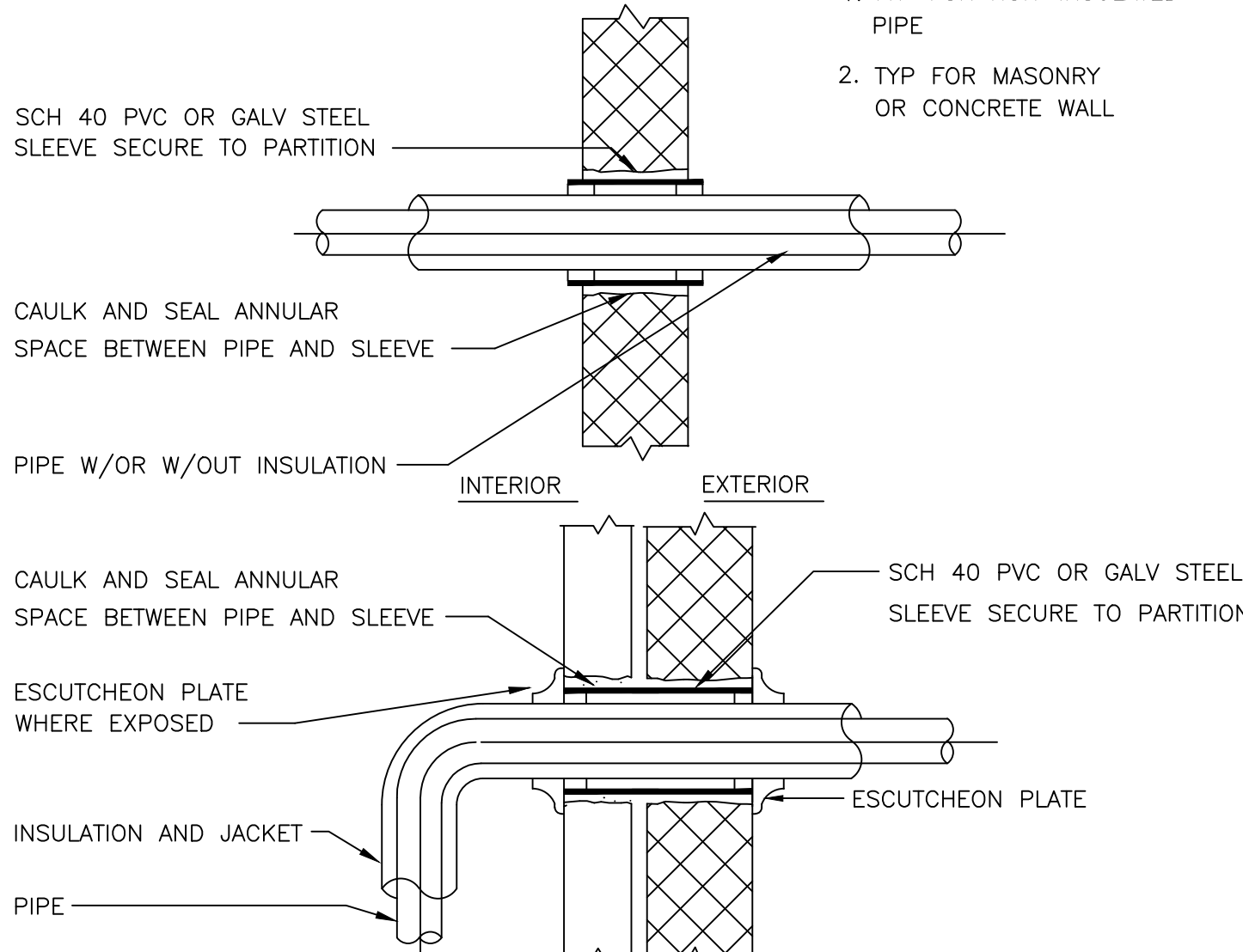
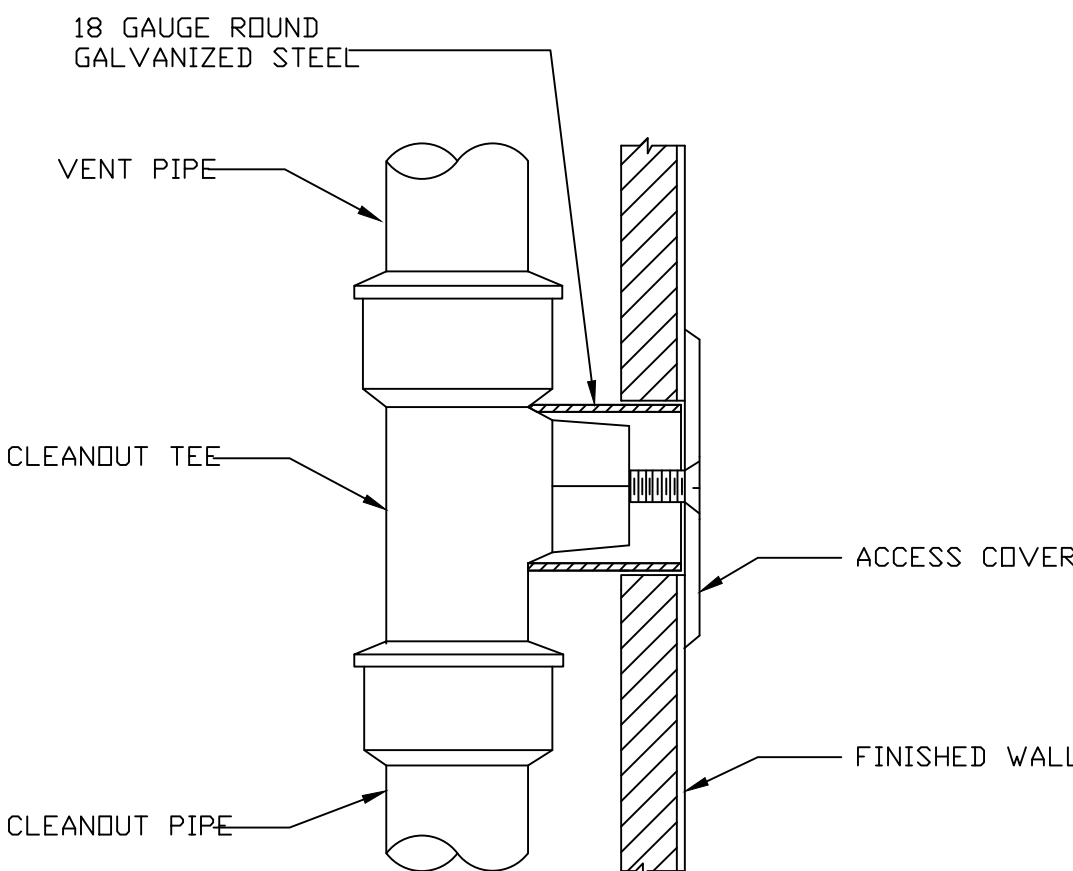
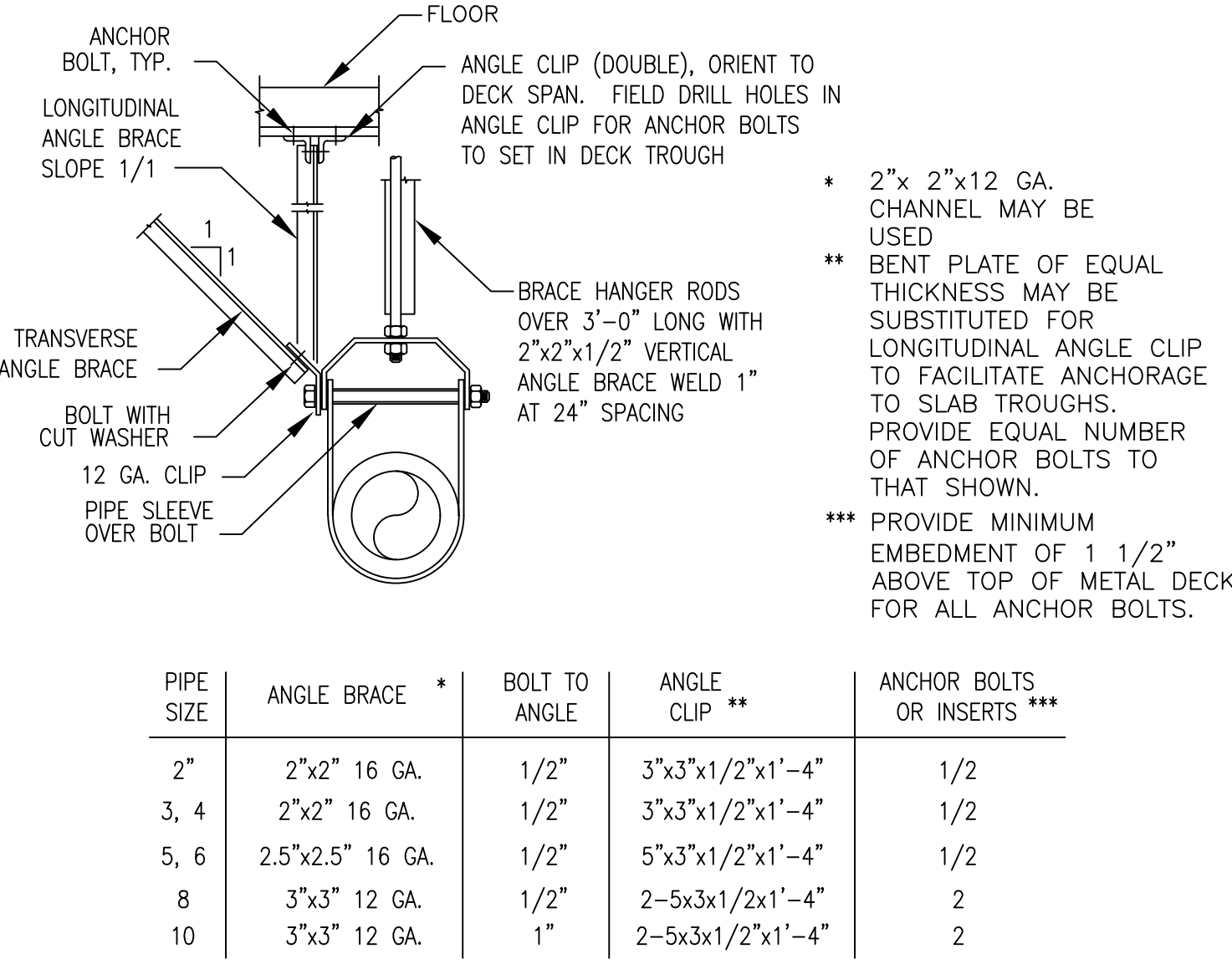
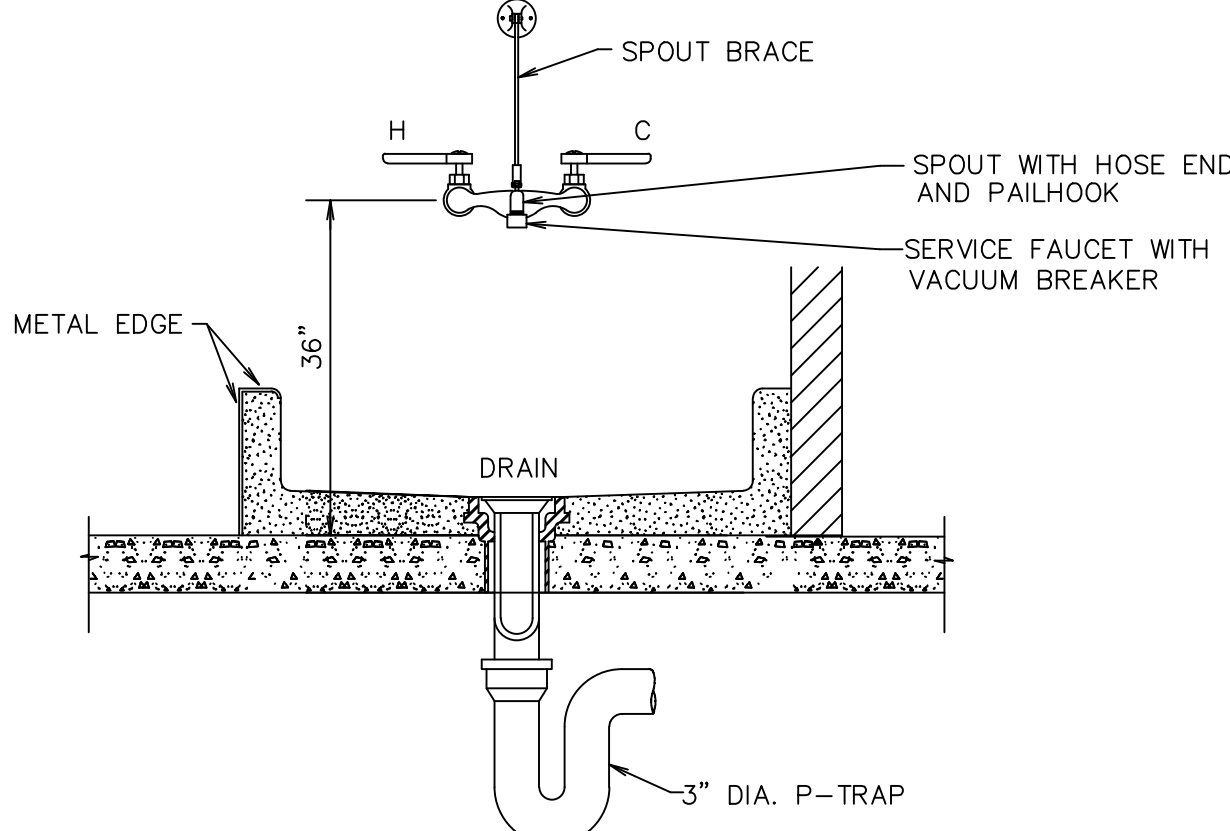
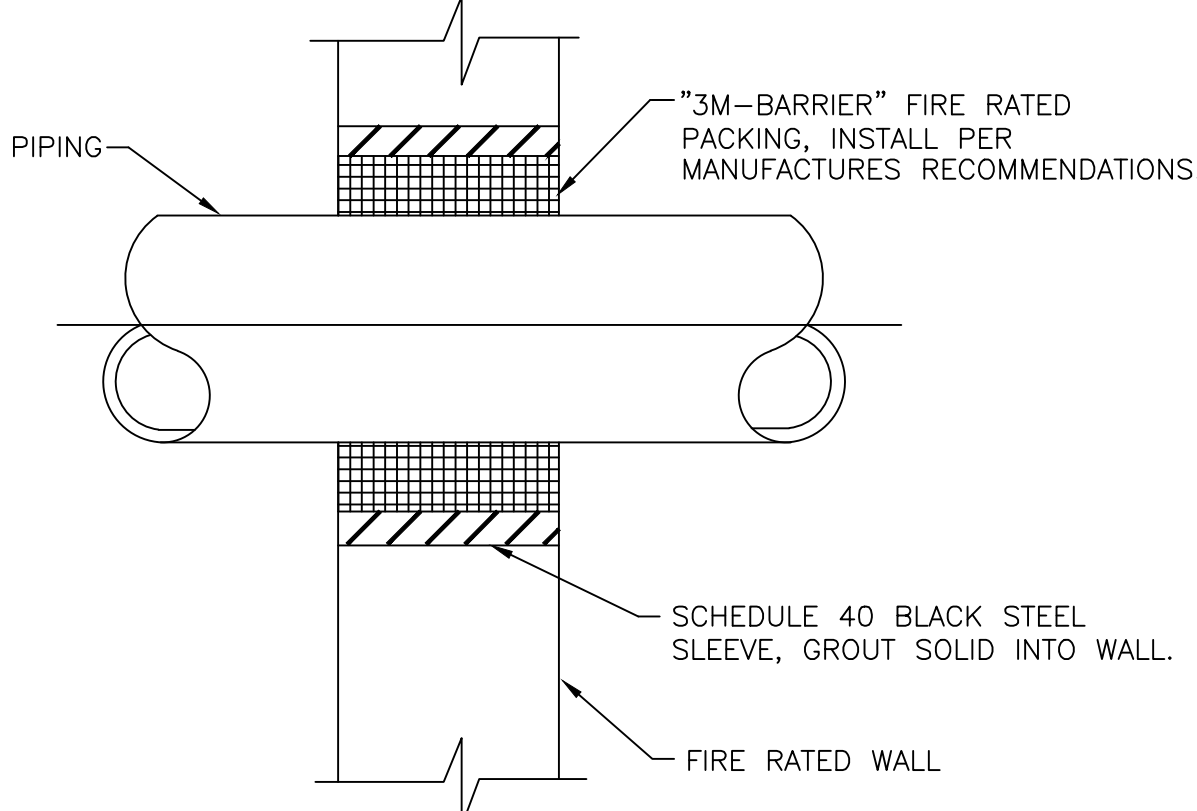
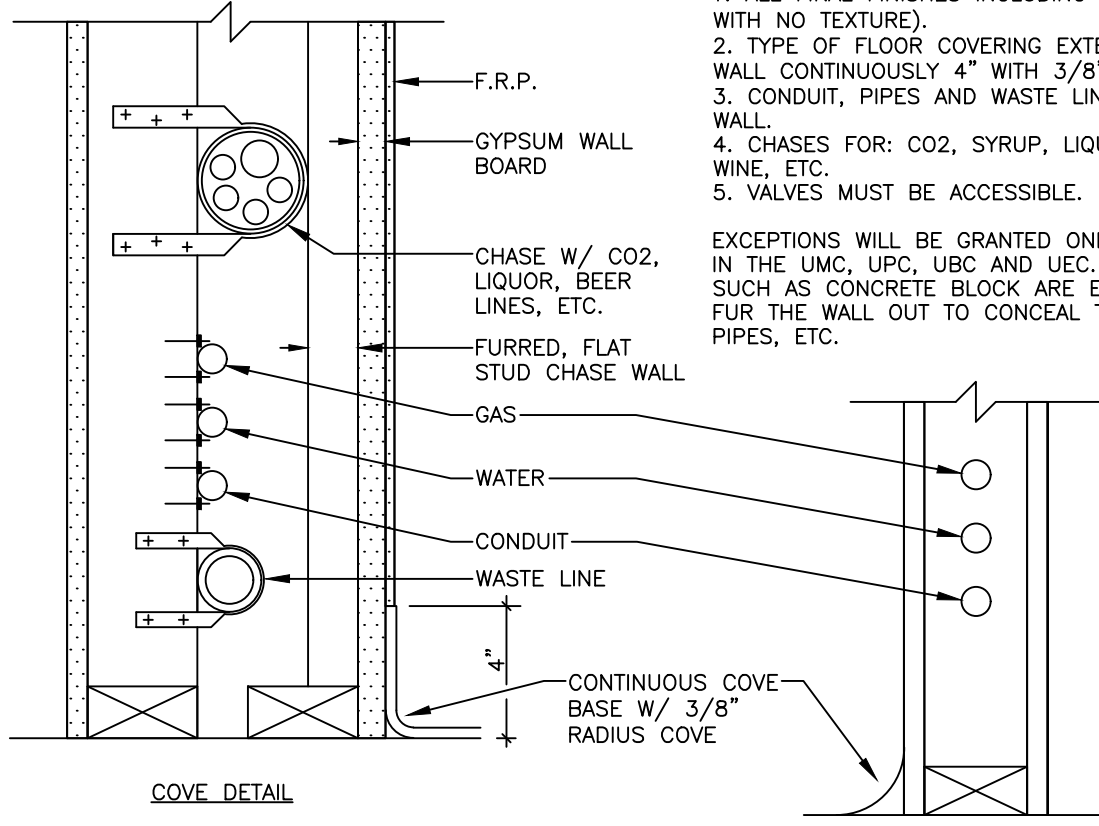
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DATE: 02/26/2025

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PLUMBING
PLAN

sheet number

P-102

									<table><tr><th colspan="9">TYPICAL PIPE HANGERS</th></tr><tr><th colspan="9">MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET</th></tr><tr><th>NOM. SIZE</th><th>THRU</th><th>1</th><th>1 1/4</th><th>1 1/2</th><th>2</th><th>2 1/2</th><th>3</th><th>4</th></tr><tr><td>PIPE</td><td>7 FT</td><td>7</td><td>7</td><td>9</td><td>10</td><td>11</td><td>12</td><td>14</td></tr><tr><td>TUBING</td><td>5 FT</td><td>6</td><td>7</td><td>8</td><td>8</td><td>9</td><td>10</td><td>12</td></tr></table> <p>NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.</p> 			TYPICAL PIPE HANGERS									MAXIMUM PIPE/TUBING SUPPORT SPACING, FEET									NOM. SIZE	THRU	1	1 1/4	1 1/2	2	2 1/2	3	4	PIPE	7 FT	7	7	9	10	11	12	14	TUBING	5 FT	6	7	8	8	9	10	12
TYPICAL PIPE HANGERS																																																								
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PIPE	7 FT	7	7	9	10	11	12	14																																																
TUBING	5 FT	6	7	8	8	9	10	12																																																
NOT USED	N.T.S.	10	MIXING VALVE	N.T.S.	7	TRAP PRIMER DETAIL	N.T.S.	4	PIPE HANGER DETAIL #1	N.T.S.	1																																													
<p>NOTE: WHERE PIPING IS EXPOSED AT FINISHED WALLS, FLUSH MOUNT SLEEVE AND PROVIDE ESCUTCHEON PLATE.</p> 			<p>NOTES:</p> <p>1. TYP FOR NON-INSULATED PIPE</p> <p>2. TYP FOR MASONRY OR CONCRETE WALL</p> 																																																					
NOT USED	N.T.S.	11	PIPE PENETRATION DETAIL #1	N.T.S.	8	WALL CLEANOUT DETAIL	N.T.S.	5	PIPE HANGER DETAIL #2	N.T.S.	2																																													
						<p>NOTES:</p> <p>1. ALL FINAL FINISHES INCLUDING COLORS (SMOOTH WITH NO TEXTURE).</p> <p>2. TYPE OF FLOOR COVERING EXTENDING UP THE WALL CONTINUOUSLY 4" WITH 3/8" RADIUS COVE.</p> <p>3. CONDUIT, PIPES AND WASTE LINES WITHIN THE WALL.</p> <p>4. CHASES FOR: CO2, SYRUP, LIQUOR, BEER, SODA, WINE, ETC.</p> <p>5. VALVES MUST BE ACCESSIBLE.</p> <p>EXCEPTIONS WILL BE GRANTED ONLY IF SO STATED IN THE UMC, UPC, UBC AND UEC. IF SOLID WALLS, SUCH AS CONCRETE BLOCK ARE ENCOUNTERED, FUR THE WALL OUT TO CONCEAL THE CONDUIT, PIPES, ETC.</p> 																																																		
NOT USED	N.T.S.	12	MOP SINK DETAIL	N.T.S.	9	PIPE PENETRATION DETAIL #2	N.T.S.	6	WALL AND BACK BAR PIPING DETAIL	N.T.S.	3																																													



architecture
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owner approval

initials	date	phase
	00/00/00	--

revisions/addenda		
mark	date	comment
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S.B. INT'L AIRPORT IMPROVEMENTS

294 N. LELAND NORTON WAY
SAN BERNARDINO, CA 92408

S.B. INT'L AIRPORT AUTHORITY
1601 E. THIRD STREET, SUITE 100
SAN BERNARDINO, CA 92408
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project information

PROJECT NO:	2400014.RA
DWG FILE:	24-040_P-103.DWG
DRAWN BY:	PK
CHECKED BY:	GWM
DRAWING SCALE:	1/8" = 1'-0"
DATE:	02/26/2025

sheet name

PLUMBING
NOTES,
SCHEDULES, &
SPECIFICATIONS

sheet number

P-103

DRAWING NAME: D:\CLOUDS\PROJECTS\CURRENT PROJECT\24-040_SB AIRPORT STORAGE ROOM\NEW CONST DWGS\24-040_E-101.DWG | PLOT DATE: 3/11/2025 9:21 AM | PLOTTED BY: VINCENT MIRANDA | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE LATEST CALIFORNIA CODE OF REGULATIONS (CCR), NATIONAL ELECTRICAL CODE EDITION AND ALL APPLICABLE LOCAL CODES AND REGULATIONS.
- ALL PANELS, SWITCHES, ETC. SHALL HAVE SUFFICIENT GUTTER SPACE AND LUGS IN COMPLIANCE TO UL REQUIREMENTS TO ACCOMMODATE CONDUCTORS SHOWN.
- WHERE WIRE SIZES ARE INDICATED ON PLANS, FOR INDIVIDUAL CIRCUITS, THE WIRE SIZE INDICATED SHALL APPLY TO THE COMPLETE CIRCUIT, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF MECHANICAL, PLUMBING AND OTHER EQUIPMENT REQUIRING ELECTRICAL CONNECTION PRIOR TO ANY WORK.
- CONTRACTOR SHALL EXTEND WIRING FROM ALL JUNCTION BOXES, SWITCHES, ETC. AND MAKE FINAL CONNECTION AS REQUIRED TO ALL BUILDING EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS.
- LOCATION OF LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS, INSTALL SWITCHES ON SIDE OPPOSITE TO DOOR HINGE. VERIFY FINAL HINGE LOCATION IN FIELD PRIOR TO ANY WORK.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED. FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OR OTHER TRADES RELATING TO WORK TO VERIFY SPACE IN WHICH WORK WILL BE INSTALLED. MAINTAIN HEADROOM AND MINIMUM CODE REQUIRED WORKING CLEARANCES AT ALL TIMES.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL WALL OUTLET BOXES FOR SWITCHES, BELL/STROBES, FIRE ALARM PULL STATIONS, RECEPTACLES ETC. WITH CABINETS, FURNITURE, EQUIPMENT ETC., TO AVOID CONFLICT.
- WHERE ELECTRIC MOTORS OR HEATERS ARE INSTALLED IN HUNG CEILINGS, PROVIDE DISCONNECT SWITCH IN HUNG CEILING WITHIN REACH FROM ACCESS POINT.
- FURNISH APPROVED EXPANSION FITTINGS WHERE RACEWAY CROSSES BUILDING EXPANSION JOINTS.
- FURNISH PULL STRING IN EACH RACEWAY RUN OVER 10' IN LENGTH, IN WHICH PERMANENT WIRING IS NOT INSTALLED.
- NOT MORE THAN THREE LIGHTING OR CONVENIENCE OUTLET CIRCUITS ARE PERMITTED IN ONE CONDUIT, PROVIDE SEPARATE CONDUIT FOR EACH HOMERUN INDICATED ON THE DRAWING, UNLESS INDICATED OTHERWISE.
- PROVIDE PULL BOXES WHEREVER NECESSARY TO FACILITATE PULLING OF CONDUCTORS. COORDINATE LOCATION OF BOXES WITH OTHER TRADES TO AVOID CONFLICT. PULL BOXES SHALL BE ACCESSIBLE. THE SIZE OF PULL BOX SHALL COMPLY WITH N.E.C. REQUIREMENTS.
- OUTLET BOXES FOR FIXTURES RECESSED IN HUNG CEILING SHALL BE ACCESSIBLE THROUGH OPENING CREATED BY REMOVAL OF FIXTURES.
- SEE MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATION FOR ADDITIONAL CONNECTION REQUIREMENTS TO CONTROL PANELS, CONTROL TRANSFORMERS, POWER FOR CONTROL SYSTEM EP AND PE SWITCHES, TIME CLOCKS, VALVES, STATS, RELAYS, DUCT SMOKE DETECTOR LOCATIONS, ETC. INDICATED ON CONTROL WIRING DIAGRAMS. ELECTRICAL CONTRACTOR SHALL VERIFY FINAL CONTROL WIRING REQUIREMENTS WITH MECHANICAL AND PLUMBING CONTRACTORS PRIOR TO ANY WORK AND PROVIDE ALL NECESSARY DEVICES AND CONNECTIONS AS REQUIRED.
- ALL EXTERIOR ELECTRICAL DEVICES AND EQUIPMENT INCLUDING THOSE THAT ARE EXPOSED TO OUTSIDE ENVIRONMENT (UP TO 16") SHALL BE WEATHERPROOF TYPE, NEMA 3R.
- NO CONDUIT RUNS SHALL BE ALLOWED IN CONCRETE SLABS. ALL CONDUITS WILL BE PLACED ABOVE ACCESSIBLE CEILING SPACES UNLESS SPECIFICALLY INDICATED TO BE UNDERGROUND.
- LIGHTING, POWER, TELEPHONE AND COMMUNICATIONS OUTLETS SHALL NOT BE PLACED BACK-TO-BACK.
- WHERE MORE THAN ONE LIGHT SWITCH OCCURS AT SAME LOCATION, SWITCHES SHALL BE MOUNTED IN A MULTIPLE GANG BOX UNDER A SINGLE COVER PLATE. PLATES WITH MORE THAN (3) LIGHT SWITCHES SHALL BE LABELED TO INDICATE THE LIGHT FIXTURES CONTROLLED.
- DISCONNECT SWITCHES SHALL BE MOUNTED ON INDIVIDUAL SUPPORTS, OR OTHERWISE DIRECTLY ON EQUIPMENT, PROVIDED NO MODIFICATION TO EQUIPMENT IS NECESSARY.
- ALL ELECTRICAL POWER LIGHTING, TELEPHONE OR SIGNAL WIRING IN FIRE RATED WALL IS TO BE INSTALLED IN A METALLIC CONDUIT SYSTEM.
- ALL ELECTRIC MATERIAL SHALL BE LISTED BY "UL" FOR THE TYPE OF APPLICATION AND "UL" LABEL SHALL APPEAR ON ALL ELECTRICAL EQUIPMENT.
- CONTACT UTILITY COMPANIES FOR SCOPE OF WORK PRIOR TO SUBMITTING BID; INCLUDE UTILITY CHARGES IF ANY.
- ALL DISTRIBUTION AND CONTROL EQUIPMENT (SUCH AS CB'S, SWITCHES, CONTACTORS, ETC.), TERMINATIONS SHALL BE FULLY RATED PER UL AS FOLLOWS:

a. 125A OR LESS : 60°C OR MORE;

b. MORE THAN 125A : 75°C OR MORE.
- CONDUCTORS SHALL HAVE UNDERWRITER'S LABORATORIES, INC.(UL) LISTED, 600 VOLT INSULATION OF TYPE SPECIFIED BELOW OR ELSEWHERE IN THE SPECIFICATIONS. CONDUCTORS SHALL BE COPPER.

a. #10 AWG AND SMALLER, SOLID WIRE TYPE THW OR THHN/THWN, THHW (THHN FOR DRY LOCATION ONLY).

b. #8 AWG TO #2 AWG, STRANDED TYPE THW OR THHN/THHW.

c. #1 AWG AND LARGER, STRANDED TYPE XHHW.
- FEEDERS: TYPE THW OR THHN/THWN, OR XHHW.
- PROVIDE GREEN INSULATED GROUNDING CONDUCTOR IN EACH RACEWAY INCLUDING CONDUITS, PLUG STRIPS, WIREMOLD. SIZE OF GROUNDING SHALL BE IN ACCORDANCE WITH NATIONAL ELECTRIC CODE ARTICLE 250.
- WIRING METHOD SHALL BE EMT ABOVE GROUND AND MOUNTED IN CONCEALED SPACES (UNLESS APPROVED OTHERWISE) AND SCHEDULE-40 PVC FOR UNDERGROUND INSTALLATION UNLESS NOTED OTHERWISE.
- PROVIDE 110V OUTLET, LED LIGHT & SWITCH FOR LIGHT @ FAU IN ATTIC, WHERE APPLICABLE.
- ALL ELECTRICAL DEVICES AND COVERPLATES SHALL BE STANDARD IVORY. ALL COVERPLATES SHALL MATCH IN APPEARANCE. REPLACE IF NEEDED.
- NEW SWITCHES/ELECTRICAL BOXES SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED WHERE INSTALLED ADJACENT TO EXISTING ELECTRICAL SWITCHES/OUTLETS/THERMOSTATS. NO EXCEPTIONS.
- REFER TO ELECTRICAL DESIGN BUILD ENGINEERING FOR CIRCUITING OF ALL NEW ELECTRICAL OUTLETS.
- ALL OUTLETS WITHIN 6"-0" OF A WATER SOURCE SHALL BE GFCI PROTECTED. CONTRACTOR TO COORDINATE LOCATIONS OF FLOOR DEVICES AND FIELD VERIFY ALL FLOOR BOX LOCATIONS PRIOR TO SAWCUT WITH TENANT.
- CONTRACTOR TO PROVIDE CUT SHEETS FOR FLOOR BOXES AND SPECIALTY DEVICES FOR DESIGNER REVIEW AND APPROVAL.
- ALL CONDUIT FOR REQUIRED COMMUNICATION CABLING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
- ALL CONDUITS AND SLEEVES SHALL HAVE PROPER EDGE PROTECTION IN FORM OF BUSHINGS SUITABLE TO PROTECT CABLE FROM CUTTING AND CHAFING.

- CONTRACTOR SHALL REMOVE ALL ABANDONED EQUIPMENT, CONDUIT, AND CABLING.
- ALL CONDUIT FOR REQUIRED COMMUNICATION CABLING SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR
- CONTRACTOR TO PROVIDE POWER TO ALL MECHANICAL EQUIPMENT.
- WHERE OUTLETS ARE SHOWN BACK TO BACK ON THE SAME WALL, CONTRACTOR SHALL STAGGER BOX LOCATIONS MINIMALLY TO ACCOMMODATE EACH BOX.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH JURISDICTION RATIFIED EDITION OF THE NATIONAL ELECTRIC CODE.
- CONTRACTOR TO PROVIDE NEW FIRE ALARM SYSTEM TO CONFORM TO 2022 CFC. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED CONDUIT AND BACK BOXES.
- CONTRACTOR TO INCLUDE IN BASE BID FOR ELECTRICAL CONTRACTOR TO CONNECT WHIPS FOR PANEL FURNITURE SYSTEMS.
- CONTRACTOR TO COORDINATE EXACT LOCATION OF ELECTRICAL, VOICE/DATA OUTLETS, AND TV/AV OUTLETS SERVING TENANT'S FURNITURE AND EQUIPMENT WITH TENANT.
- CONTRACTOR TO FIRE TAPE AND CAULK ALL PENETRATIONS OF 1-HOUR RATED WALLS, (IF APPLICABLE)
- PROVIDE FIRE PADS AROUND ALL NEW ELECTRICAL OUTLET BOXES AND DATA RECEPTACLES IN NEW FIRE-RATED WALLS.
- FOR AN UNCONTROLLED OUTLET, PROVIDE A CONTROLLED OUTLET WITHIN 6' IN THE FOLLOWING AREAS: PRIVATE AND OPEN OFFICES, LOBBIES, CONFERENCE ROOMS, KITCHENETTES IN OFFICE SPACES, AND COPY ROOMS. CONTROLLED RECEPTACLES SHALL BE AUTOMATICALLY SHUT OFF WITH THE LIGHTING CONNECTED TO OCCUPANCY SENSOR FOR THAT AREA.
- ELECTRICAL CONTRACTOR RESPONSIBLE FOR PROVIDING POWER AND FINAL CONNECTION TO SMOKE DETECTORS.
- FIRE ALARM SUBCONTRACTOR RESPONSIBLE FOR PROVIDING SMOKE DETECTORS AND CONNECTION OF SMOKE DETECTORS TO FIRE ALARM PANEL.
- ALL LIGHTING CONTROLS SHALL BE ACCEPTANCE TESTED BY A CERTIFIED ACCEPTANCE TECHNICIAN.
- LIGHTING CONTROL ACCEPTANCE REQUIREMENTS PER 130.4 A CERTIFICATE OF ACCEPTANCE SHALL BE SUBMITTED TO THE ENFORCEMENT AGENCY UNDER SECTION 10-103(a) OF PART 1 FOR:

A) AUTOMATIC DAYLIGHT CONTROLS

B) LIGHTING CONTROLS

C) DEMAND RESPONSIVE CONTROLS
- ELECTRICAL CONTRACTOR SHALL PROVIDE A WORKING AND OPERABLE SYSTEM, BEFORE ENERGIZING ELECTRICAL SYSTEM.

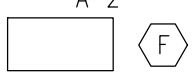



COLOR CODE FOR UNDERGROUND CONDUCTORS

120/240	1 PH	BLACK	RED	WHITE	
120/208	3 PH	BLACK	RED	BLUE	WHITE
120/240	3 PH	BLACK	ORANGE	BLUE	WHITE
277/480	3 PH	BROWN	ORANGE	YELLOW	GRAY




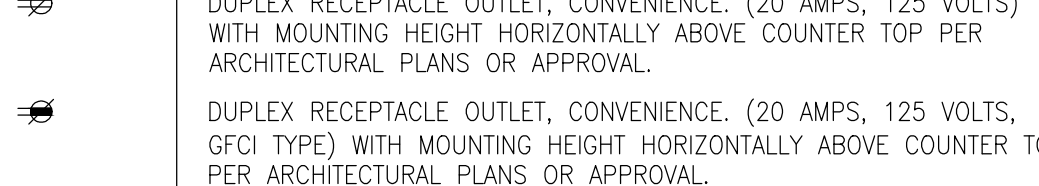
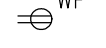





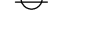





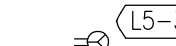



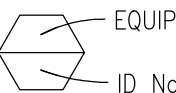
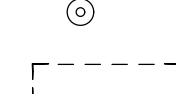
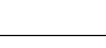

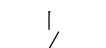



ABBREVIATIONS

A	AMPERE	MV	MEDIUM VOLTAGE
AF	AMPERE FRAME RATING	NC	NORMALLY CLOSED
AFB	ABOVE FINISHED FLOOR	NEC	NATIONAL ELECTRICAL CODE
AIC	AMPERE INTERRUPTING CAPACITY	NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
AFG	ABOVE FINISHED GRADE	NEW (N)	NEW, TO BE FURNISHED AND INSTALLED BY CONTRACTOR
AT	AMPERE TRIP RATING	NF	NON-FUSED
AWG	AMERICAN WIRE GAUGE	NIC	NOT IN CONTRACT
BKBD	BACKBOARD	N/L	NIGHT LIGHT
BLDG	BUILDING	NO	NUMBER, NORMALLY OPEN
BKR	BREAKER	NTS	NOT TO SCALE
C	CONDUIT	OC	ON CENTER
CB	CIRCUIT BREAKER	OD	OUTSIDE DIAMETER
CKT	CIRCUIT	P	POLE
CFSD	COMBINATION FIRE SMOKE DAMPER	PB	PULL BOX
CO	CONDUIT ONLY	PF	POWER FACTOR
CONC	CONCRETE	PNL	PANEL
CT	CURRENT TRANSFORMER	POC	POINT OF CONNECTION
CU	COPPER	PP	POWER POLE
℄	CENTERLINE	PWR	POWER
DISC	DISCONNECT	PVC	POLYVINYL CHLORIDE
DSBN	DISTRIBUTION SECTION	QUAD	QUADRUPLEX
DN	DOWN	QTY	QUANTITY
DWG	DRAWING	REQD	REQUIRED
EA	EACH	REQMT	REQUIREMENT
EC	ELECTRICAL CONTRACTOR	RGS	RIGID GALVANIZED STEEL
EM	EMERGENCY	RM	ROOM
EXIST, (E)	EXISTING	SHT	SHEET
EXO	EXTERNAL OPERABLE DISCONNECT	SN	SOLID NEUTRAL
F	FUSE	SPEC	SPECIFICATIONS
FA	FIRE ALARM	SPDT	SINGLE POLE, DOUBLE THROW
FACP	FIRE ALARM CONTROL PANEL	SPST	SINGLE POLE, SINGLE THROW
FF	FINISHED FLOOR	SW	SWITCH
FG	FINISHED GRADE	SWBD	SWITCHBOARD
FLA	FULL LOAD CURRENT	TC	TIME CLOCK
FLUOR	FLUORESCENT	TEL	TELEPHONE
GEN	GENERATOR	TERM	TERMINAL
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TP	TEMPORARY POLE
GFP	GROUND FAULT PROTECTION	TYP	TYPICAL
GND	GROUND	UGPS	UNDERGROUND PULL SECTION
HOA	HAND-OFF-AUTOMATIC	UL	UNDERWRITERS LABORATORY
HP	HORSE POWER	UPS	UNINTERRUPTIBLE POWER SUPPLY
HV	HIGH VOLTAGE	UON	UNLESS OTHERWISE NOTED
IDF	INTERMEDIATE DISTRIBUTION FRAME	V	VOLT, VOLTAGE
IG	ISOLATED/INSULATED GROUND	VA	VOLT-AMPERE
INCAND	INCANDESCENT	VFC	VARIABLE FREQUENCY CONTROLLER
ISC	SHORT CIRCUIT CURRENT AVAILABLE	VFD	VARIABLE FREQUENCY DRIVE
J-BOX	JUNCTION BOX	W	WATT
KCMIL	THOUSAND CIRCULAR MILS	WH	WATT-HOUR
KW	KILOWATT	WP	WEATHERPROOF
KV	KILO VOLT	WT	WEATHERTIGHT
KVA	KILO VOLT-AMPERE	WW	WIREWAY
LDC	LOCAL DISTRIBUTION CABINET	XP	EXPLOSION PROOF
LDF	LOCAL DISTRIBUTION FRAME	Z	IMPEDANCE
LCL	LONG CONTINUOUS LOAD	4W	FOUR-WIRE
LTG	LIGHTING	3W	THREE-WIRE
LV	LOW VOLTAGE	SS	JUNCTION BOX (4 11/16" SQUARED X2 1/8" DEEP)
MFR	MANUFACTURER	'	DIAMETER, PHASE
MAX	MAXIMUM	#	NUMBER
MCC	MOTOR CONTROL CENTER	°C	DEGREE CELSIUS
MDP	MAIN DISTRIBUTION PANEL	(RL)	REMOVE EXISTING DEVICE AND RELOCATE AS SHOWN ON PLAN
MLO	MAIN LUGS ONLY	(NL)	NEW LOCATION OF RELOCATED DEVICE
MIN	MINIMUM		
MH	MANHOLE / METAL HALIDE		
M/M	METER AND MAIN SECTION		
MULTI	MULTI-METER SECTION		
(E)	EXISTING DEVICE TO REMAIN		
(R)	REMOVE EXISTING DEVICE AND ASSOCIATED CONDUIT AND WIRE		

LIGHTING LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
<div>A-2</div> 	2'X4' LED LUMINAIRE. 'f' INDICATES LUMINAIRE TYPE - REFER TO LUMINAIRE SCHEDULE, TYPICAL. SUBSCRIPT A-2 REFERS TO PANEL AND CIRCUIT.
	2'X4' RECESSED LED LUMINAIRE WITH 90 MIN. EMERGENCY BATTERY BACKUP
	SURFACE MOUNTED DOUBLE FACE EXIT SIGN (UNIVERSAL ARROWS INDICATED AS NEEDED)
	SURFACE MOUNTED SINGLE FACE EXIT SIGN (UNIVERSAL ARROWS INDICATED AS NEEDED)
<div>S³</div>	SWITCH, MOUNTED 48" A.F.F. TO TOP OF DEVICE. SUBSCRIPTS INDICATE THE FOLLOWING: <div><div>M - MOTOR RATED</div><div>K - KEY OPERATED</div><div>3 - THREE WAY</div><div>D - DIMMER SWITCH</div><div>4 - FOUR WAY</div></div>
<div>S^{OS}</div>	OCCUPANCY SENSOR SWITCH - WATTSTOPPER OR EQUAL

POWER LEGEND AND SYMBOLS

SYMBOL	DESCRIPTION
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DOUBLE DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS, GFCI TYPE) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) WITH MOUNTING HEIGHT HORIZONTALLY ABOVE COUNTER TOP PER ARCHITECTURAL PLANS OR APPROVAL.
<div>WP</div> 	WEATHERPROOF DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
<div>D</div> 	DUPLEX RECEPTACLE OUTLET ON DEDICATED CIRCUIT (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	250 VOLT RECEPTACLE OUTLET, NEMA 6-20R MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	DUPLEX RECEPTACLE OUTLET, SINGLE SPLIT-CIRCUIT SWITCHED. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	SURFACE MOUNTED DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS) MOUNTED +15" A.F.F. TO BOTTOM OF DEVICE U.O.N.
	RECESSED CEILING MOUNTED DUPLEX RECEPTACLE OUTLET, CONVENIENCE. (20 AMPS, 125 VOLTS)
<div>J</div> 	ABOVE CEILING, CONCEALED, JUNCTION BOX, WITH COVER, PER NATIONAL ELECTRICAL CODE (NEC) TABLE 370-b(a), 4" SQUARE DEEP, WITH PLASTER RING
<div>J</div> 	RECESSED WALL MOUNTED, JUNCTION BOX, WITH COVER, PER NATIONAL ELECTRICAL CODE (NEC) TABLE 370-b(a), 4" SQUARE DEEP, WITH PLASTER RING
	DUPLEX RECEPTACLE FLUSH IN FLOOR, WATERTIGHT JUNCTION BOX, HINGED BRASS COVER (20 AMPS, 125 VOLTS) U.O.N.
	DOUBLE DUPLEX RECEPTACLE, FLUSH IN FLOOR, WATERTIGHT JUNCTION BOX (20 AMP, 125 VOLT, 2-POLE, 3- WIRE) U.O.N.
<div>J</div> 	JUNCTION BOX, FLUSH IN FLOOR, WATERTIGHT JUNCTION BOX (20 AMP, 120 VOLT, 2-POLE, 3-WIRE) U.O.N.
<div>(L5-30R)</div> 	SPECIALTY OUTLET. VERIFY NEMA CONFIGURATION AS NOTED ON PLANS.
	BRANCH PANELBOARD, WALL MOUNTED, SEE PLANS AND SCHEDULE. (RECESSED MOUNTED)
OR 	BRANCH PANELBOARD, WALL MOUNTED, SEE PLANS AND SCHEDULE. (SURFACE MOUNTED)
	MAIN SWITCHBOARD, POWER OR LIGHT, FLOOR STANDING ENCLOSURE, (SEE SINGLE LINE DIAGRAM AND LOAD SUMMARY)
<div>FJ</div>	DISCONNECT SWITCH H.P. RATED 600 VOLTS. "f" INDICATES FUSE TYPE. FUSES PER APPROVED MANUFACTURERS SHOP DRAWINGS.
<div>#2</div>	MAGNETIC MOTOR STARTER H.P. RATED (NUMBERS INDICATE NEMA SIZE)
<div>+4'-6" AFF</div>	MOUNTING HEIGHT FROM FINISHED FLOOR TO CENTERLINE OF OUTLET OR EQUIPMENT . FOR LIGHT FIXTURES, IT IS TO BOTTOM OF FIXTURE.
<div>DETAIL No.</div> 	DETAIL REFERENCE
<div>SHEET No.</div> 	EQUIPMENT REFERENCE
<div>EQUIPMENT</div> 	
<div>ID No.</div> 	
<div>GROUND WELL</div> 	
	EXISTING (DASH INDICATES) ELECTRICAL EQUIPMENT
	TELEPHONE BACKBOARD 2'X4'X3/4" PLYWOOD. PROVIDE 2" CONDUIT TO TELEPHONE POC.
	MOLDED CASE CIRCUIT BREAKER
	SWITCH AND FUSE ASSEMBLY

APPLICABLE CODES

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (NEC WITH AMENDMENTS)

2022 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.

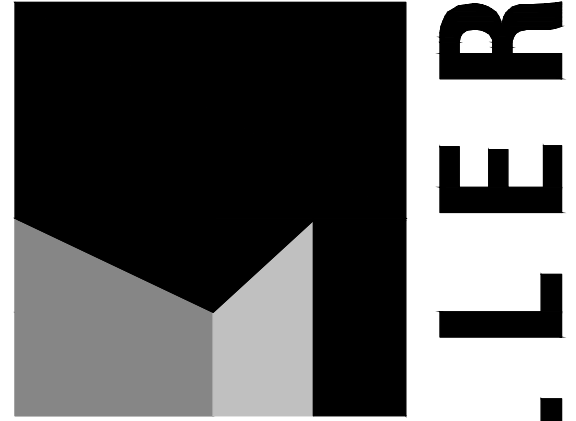
2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24 C.C.R.)

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS), PART 11, TITLE 24 C.C.R.

NOTE TO CONTRACTOR

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

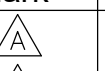







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initials	date	phase
	00/00/00	--

revisions/addenda		
mark	date	comment
	00/00/00	--
		
		
		
		
		

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project information	
PROJECT NO:	2400014.RA
DWG FILE:	24-040_E-101.DWG
DRAWN BY:	VM
CHECKED BY:	GWM
DRAWING SCALE:	NTS
DATE:	02/26/2025

sheet name

ELECTRICAL NOTES & SPECIFICATIONS

sheet number

E-101

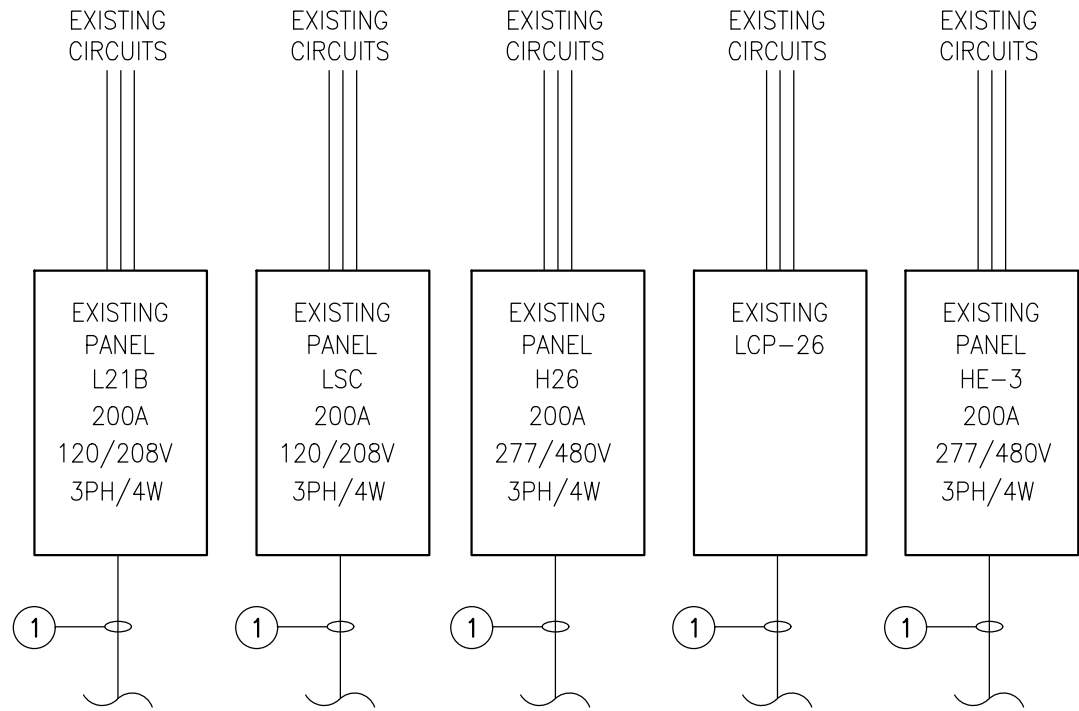
DRAWING NAME: D:\CLOUD95\NC\PROJECTS\CURRENT PROJECT\24-040_SB AIRPORT STORAGE ROOM\NEW CONST DWGS\24-040_E-102.DWG | PLOT DATE: 3/11/2025 9:20 AM | PLOTTED BY: VINCENT MIRANDA | COPYRIGHT 2015 MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.

NOTES:

1. ALL CONDUCTORS SHALL BE STRANDED COPPER TYPE THHN/THWN.
2. USE OF SERIES-CONNECTED INTERRUPTING RATINGS FOR CIRCUIT BREAKERS IS ACCEPTABLE PROVIDED THE CIRCUIT BREAKER COMBINATIONS ARE RECOGNIZED BY UNDERWRITERS LABORATORIES UNDER THE "CIRCUIT BREAKERS – SERIES CONNECTED" PRODUCT CATEGORY.
3. PROVIDE DEDICATED NEUTRAL WIRES FOR ALL MULTI WIRE BRANCH CIRCUITS AS REQUIRED BY CEC 210.4.
4. SEPARATION OF ELECTRICAL CIRCUITS FOR ELECTRICAL ENERGY MONITORING IS REQUIRED PER CALIFORNIA TITLE 24 NON-RESIDENTIAL PART 6 SECTION 8.3.

KEY NOTES:

- ① EXISTING CONDUITS AND FEEDERS. NO ALTERATIONS.



SINGLE LINE DIAGRAM

SCALE:
N.T.S.

3

(EXISTING) PANEL L21B																				
VOLTAGE (V): 120/208/3Ø																				
BUS RATING (A): 200																				
MAIN TYPE: LUGS ONLY																				
No. CIRCUITS: 42																				
ENCL. TYPE: NEMA 1																				
MOUNTING: FLUSH																				
SUBFEED: NO																				
Isc (A Symm): 0																				
A.I.C. RATING: 22,000																				
SERIES RATED: SELECT																				
NOTES	CIRCUIT DESCRIPTION	CKT	KVA REC.	KVA LTS.	KVA MOTOR	KVA NON-C.	KVA CONT.	CB	A	B	C	CB	KVA CONT.	KVA NON-C.	KVA MOTOR	KVA LTS.	KVA REC.	CKT	CIRCUIT DESCRIPTION	NOTES
E	EF-4 ROOF	1		0.960				20	1	0.960		20					0.720	2	OUTLETS CONCOURSE	E
E	OUTLET ROOF	3	0.180					20	1	0.180		20					0.540	4	OUTLETS CONCOURSE	E
E	DRINKING FOUNTAIN	5	0.700					20	1	0.540		20					0.700	6	OUTLETS CONCOURSE	E
E	LIGHTING SKYLIGHT ACCENT	7		1.050				20	1	0.540		20					0.540	8	OUTLETS CONCOURSE	E
E	JANITORS ROOM GFCI REDECEPTACLE	9	0.180					20	1	0.720		20					0.720	10	OUTLETS CONCOURSE	E
E	SPARE	11						20	1	0.180		20					0.720	12	OUTLETS CONCOURSE	E
E	LACTATION ROOM COUNTER GFCI	13	0.180					20	1	0.720		20					0.540	14	OUTLETS CONCOURSE	E
E	HAND DRYER WOMEN	15	2.400					20	1	0.180		20					0.720	16	OUTLETS CONCOURSE	E
E	HAND DRYER MEN	17	2.400					20	1	2.400		20					0.720	18	OUTLETS CONCOURSE	E
E	SPARE	19						20	1	0.720		20					0.540	20	OUTLETS CONCOURSE	E
E	SPARE	21						20	1	0.540		20					0.540	22	OUTLETS CONCOURSE	E
E	SPARE	23						20	1	0.360		20					0.360	24	OUTLETS RESTROOM JANITOR	E
E	SPARE	25						20	1	0.000		20					0.720	26	OUTLETS CONCOURSE	E
E	SPARE	27						20	1	0.000		20					0.720	28	OUTLETS CONCOURSE	E
E	SPARE	29						20	1	0.000		20					0.720	30	OUTLETS CONCOURSE	E
E	SPARE	31						20	1	0.000		20					0.720	32	OUTLETS CONCOURSE	E
E	SPARE	33						20	1	0.000		20					0.720	34	OUTLETS CONCOURSE	E
E	SPARE	35						20	1	0.000		20					0.720	36	OUTLETS CONCOURSE	E
E	SPARE	37						20	1	0.000		20					0.720	38	OUTLETS CONCOURSE	E
E	SPARE	39						20	1	0.000		20					0.720	40	OUTLETS CONCOURSE	E
E	SPARE	41						20	1	0.000		20					0.720	42	OUTLETS CONCOURSE	E
FED FROM: LOAD DESCRIPTION LOAD SUMMARY NOTES:																				
MOP RECEPTACLES FIRST 10KVA @ 100% REMAINDER @ 50% = 2.913 4.450 4.747 KVA 1 (E) = EXISTING CIRCUITS																				
LIGHTING @ 125% = 1.313 0.000 0.000 KVA																				
MOTORS LARGEST @ 125% REMAINDER @ 100% = 1.200 0.000 0.000 KVA																				
NON-CONTINUOUS LOAD @ 100% = 0.000 0.000 0.000 KVA																				
CONTINUOUS LOAD @ 125% = 0.000 0.000 0.000 KVA																				
TOTAL KVA = 5.028 4.450 4.747 KVA																				
TOTAL AMPS = 42 37 40 AMPS																				
FILE NAME: Panel Schedules.dwg																				
Reviewed by: KadiMelo.com																				

(EXISTING) PANEL LSC																				
VOLTAGE (V): 120/208/3Ø																				
BUS RATING (A): 200																				
MAIN TYPE: LUGS ONLY																				
No. CIRCUITS: 42																				
ENCL. TYPE: NEMA 1																				
MOUNTING: FLUSH																				
SUBFEED: NO																				
Isc (A Symm): 0																				
A.I.C. RATING: 22,000																				
SERIES RATED: YES																				
NOTES	CIRCUIT DESCRIPTION	CKT	KVA REC.	KVA LTS.	KVA MOTOR	KVA NON-C.	KVA CONT.	CB	A	B	C	CB	KVA CONT.	KVA NON-C.	KVA MOTOR	KVA LTS.	KVA REC.	CKT	CIRCUIT DESCRIPTION	NOTES
E	OUTLETS COMPUTER GATE 1	1	0.500					20	1	0.500		20						2	VALVE CONTROLS WOMENS RESTROOM	E
E	OUTLETS COMPUTER GATE 1	3	0.500					20	1	0.150		20		0.150				4	VALVE CONTROLS MENS RESTROOM	E
E	FLIGHT INFO DISPLAY GATE 1	5	0.500					20	1		0.500	20						6	SPARE	E
E	OUTLETS COMPUTER GATE 2	7	0.500					20	1	0.500		20						8	SECURITY BKBD	E
E	OUTLETS COMPUTER GATE 2	9	0.500					20	1	0.360		20		0.360				10	SECURITY BKBD	E
E	FLIGHT INFO DISPLAY GATE 2	11	0.500					20	1		0.500	20						12	SECURITY DOORS	E
E	OUTLETS COMPUTER GATE 2 & 4	13	0.500					20	1	0.500		50						14	INSTANT WATER HEATER CIRCUIT 1	E
E	OUTLETS COMPUTER GATE 2 & 4	15	0.500					20	1	4.472		50		4.472				16		E
E	FLIGHT INFO DISPLAY GATE 2 & 4	17	0.500					20	1		0.500	50						18	INSTANT WATER HEATER CIRCUIT 2	E
E	SPARE	19						20	1	0.000		20						20		E
E	SPARE	21						20	1	4.472		20		4.472				22	SPARE	E
E	SPARE	23						20	1		0.000	20						24	SPARE	E
E	SPARE	25						20	1	0.000		20						26	SPARE	E
E	SPARE	27						20	1	0.000		20						28	SPARE	E
E	SPARE	29						20	1		0.000	20						30	SPARE	E
E	SPARE	31						20	1	0.000		20						32	SPARE	E
E	SPARE	33						20	1	0.000		20						34	SPARE	E
E	SPARE	35						20	1		0.000	20						36	SPARE	E
E	FLIGHT INFO DISPLAY	37	1.500					20	1	1.500		20						38	SPARE	E
E	FLIGHT INFO DISPLAY	39	1.500					20	1	0.000	1.500	20						40	SPARE	E
E	WAY FINDING SIGNAGE	41	0.350					20	1		0.350	20						42	SPARE	E
FED FROM: LOAD DESCRIPTION LOAD SUMMARY NOTES:																				
MOP RECEPTACLES FIRST 10KVA @ 100% REMAINDER @ 50% = 3.000 3.000 1.860 KVA 1 (E) = EXISTING CIRCUITS																				
LIGHTING @ 125% = 0.000 0.000 0.000 KVA																				
MOTORS LARGEST @ 125% REMAINDER @ 100% = 0.000 0.000 0.000 KVA																				
NON-CONTINUOUS LOAD @ 100% = 9.454 4.982 4.632 KVA																				
CONTINUOUS LOAD @ 125% = 0.000 0.000 0.000 KVA																				
TOTAL KVA = 12.454 7.982 6.892 KVA																				
TOTAL AMPS = 104 67 56 AMPS																				
FILE NAME: Panel Schedules.dwg																				
Reviewed by: KadiMelo.com																				

PANEL SCHEDULES

SCALE:
N.T.S.

4

LIGHTING SCHEDULE

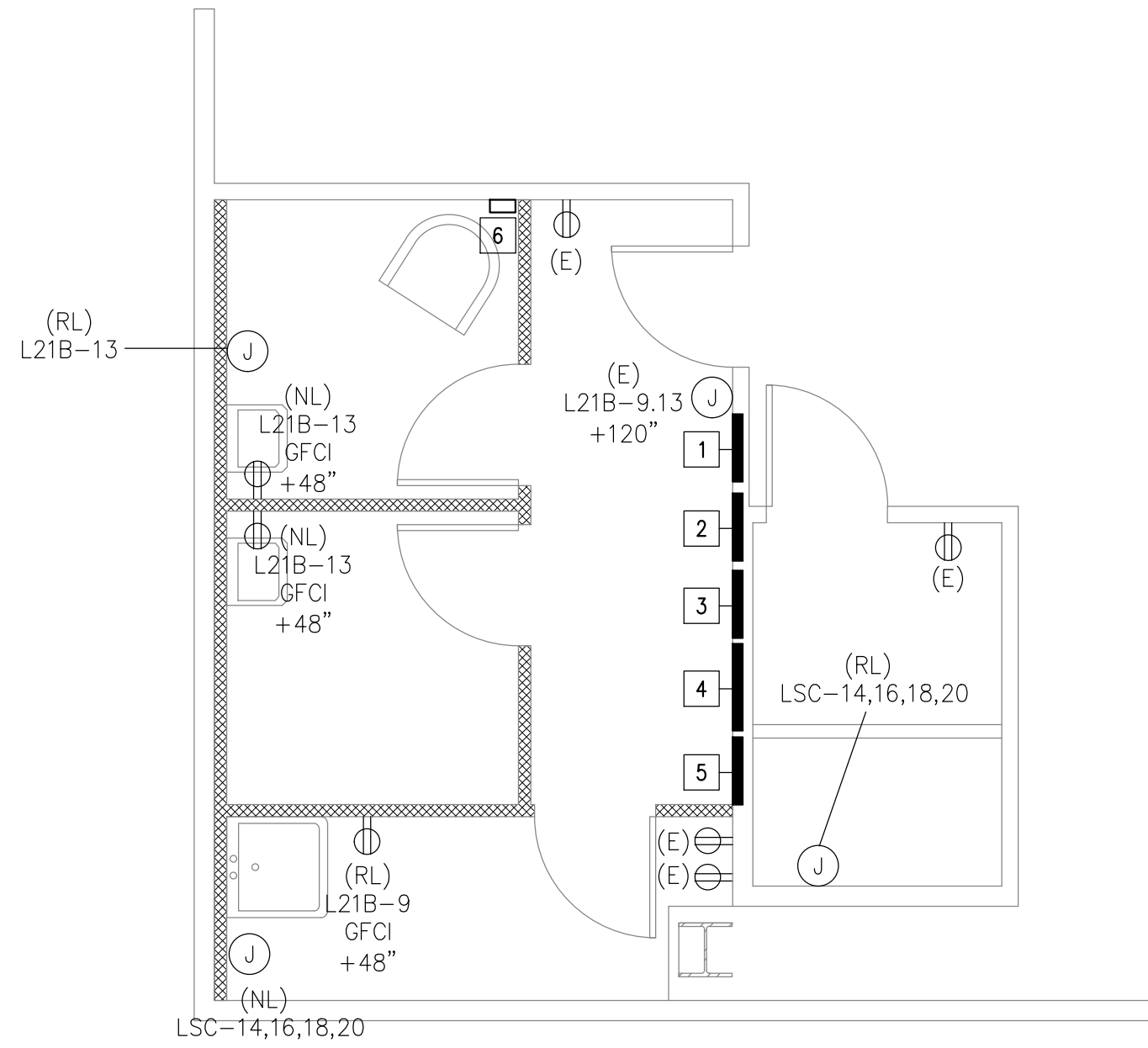
TYPE	VOLTS	WATTAGE	LAMPS	MOUNTING	FIXTURE DESCRIPTION	MFR.	CATALOG #	NOTES	SYMBOL
A	120/277V	9	LED	WALL/CEILING	ILLUMINATED EXIT SIGN	LITHONIA	EXRG M6	W/ 90 MINUTE BATTERY BACKUP POWER	
B	120/277V	39	LED	SURFACE MOUNT	1X4 LOW PROFILE LED PANEL	COOPER	14FP4240C	OR SIMILAR	
C	120/277V	32	LED	RECESSED	2X4" LOW PROFILE RECESSED TROFFER LIGHT	LSI INDUSTRIES	LPASC24 LED 40L UNV DMT 40	OR SIMILAR	

LUMINAIRE NOTES

1. THE FIXTURE SCHEDULE INDICATES GENERAL DESCRIPTION OF LIGHTING FIXTURES AND MANUFACTURERS CATALOG NUMBERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE CORRECT CEILING CONFIGURATION AND PROVIDE THE FIXTURES WITH ALL NECESSARY TRIMS AND MOUNTING HARDWARE SO THAT BOTH THE CEILING SYSTEM AND THE FIXTURE CONSTRUCTION MATCHES. PROVIDE SEISMIC HANGERS AS REQUIRED.
2. IT SHALL BE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL LIGHTING FIXTURES AND TYPE OF CEILING WITH ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ANY WORK. SEE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ANY WORK. SEE ARCHITECTURAL ELEVATION DRAWING FOR MOUNTING HEIGHTS OF WALL MOUNTED FIXTURES.
3. A JUNCTION BOX MUST BE PROVIDED WITH ALL EXIT LIGHTS CONNECTED TO MORE THAN ONE SET OF CONDUCTORS UNLESS THE EXIT LIGHT FIXTURE IS FURNISHED WITH AN APPROVED OUTLET BOX FOR THROUGH WIRING.
4. BATTERY PACK EMERGENCY TEST SWITCHES SHALL BE INTEGRAL TO LIGHT FIXTURE. COORDINATION OF SWITCH LOCATION IS REQUIRED WITH DESIGN TEAM IF INTEGRAL INSTALLATION IS NOT POSSIBLE.
5. PROVIDE ALL REQUIRED MOUNTING HARDWARE ANCHORAGE AND SUPPORTS TO INSTALL LIGHTING FIXTURES.
6. PROVIDE SWIVEL BASE AND STEMS, LENGTHS AS REQUIRED TO MOUNT THE PENDANT MOUNTED FIXTURES. THE INSTALLATION SHALL COMPLY WITH TITLE 24 SEISMIC AND APPLICABLE CBC REQUIREMENTS.
7. THE CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE LIGHTING SYSTEM AS PART OF THIS BUILDING CONTRACT.

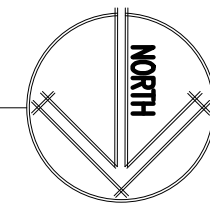
MANDATORY MEASURES

BUILDING LIGHTING SHUT-OFF
FOR EVERY FLOOR, ALL INTERIOR LIGHTING SYSTEMS SHALL BE EQUIPPED WITH A SEPARATE AUTOMATIC CONTROL TO SHUT OFF THE LIGHTING. THIS AUTOMATIC CONTROL SHALL MEET THE REQUIREMENTS OF SECTION 119 AND MAY BE AN OCCUPANCY SENSOR, AUT



ELECTRICAL POWER PLAN

SCALE: 1/4" = 1'-0"



0 2' 4' 8'

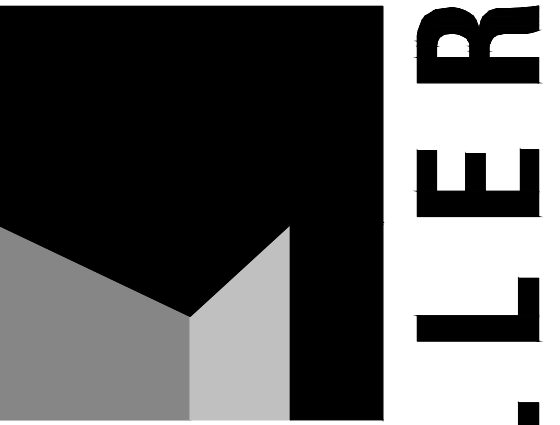
SCALE: $1/4'' = 1'-0''$

GENERAL NOTES:

1. REFER TO SHEET E-101 FOR GENERAL NOTES AND SPECIFICATIONS.
2. REFER TO SHEET E-102 FOR LIGHTING AND PANEL SCHEDULES.

KEY NOTES:

- 1 EXISTING PANEL L21B, 200AMP 120/208V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 2 EXISTING PANEL LSC, 200AMP 120/208V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 3 EXISTING PANEL H26, 200AMP 277/480V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 4 EXISTING PANEL LCP-26, LIGHTING CONTROL PANEL
- 5 EXISTING PANEL HE-3, 200AMP 277/480V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 6 EXISTING TIME CLOCK CONTROL FOR WATERFALL SYSTEM TO BE REMOVED. CONDUIT TO BE RECONNECTED AND CIRCUIT L21B-9 TO BE RECONNECTED. CIRCUIT L21B-13 WIRING TO BE REMOVED AND CIRCUIT RELOCATED.



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mark	date	comment
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E		
F		
G		
S		

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project information

PROJECT NO: 2400014.RA
DWG FILE: 24-040_E-103.DWG
DRAWN BY: VM
CHECKED BY: GWM
DRAWING SCALE: NTS
DATE: 02/26/2025

sheet name

ELECTRICAL POWER PLAN

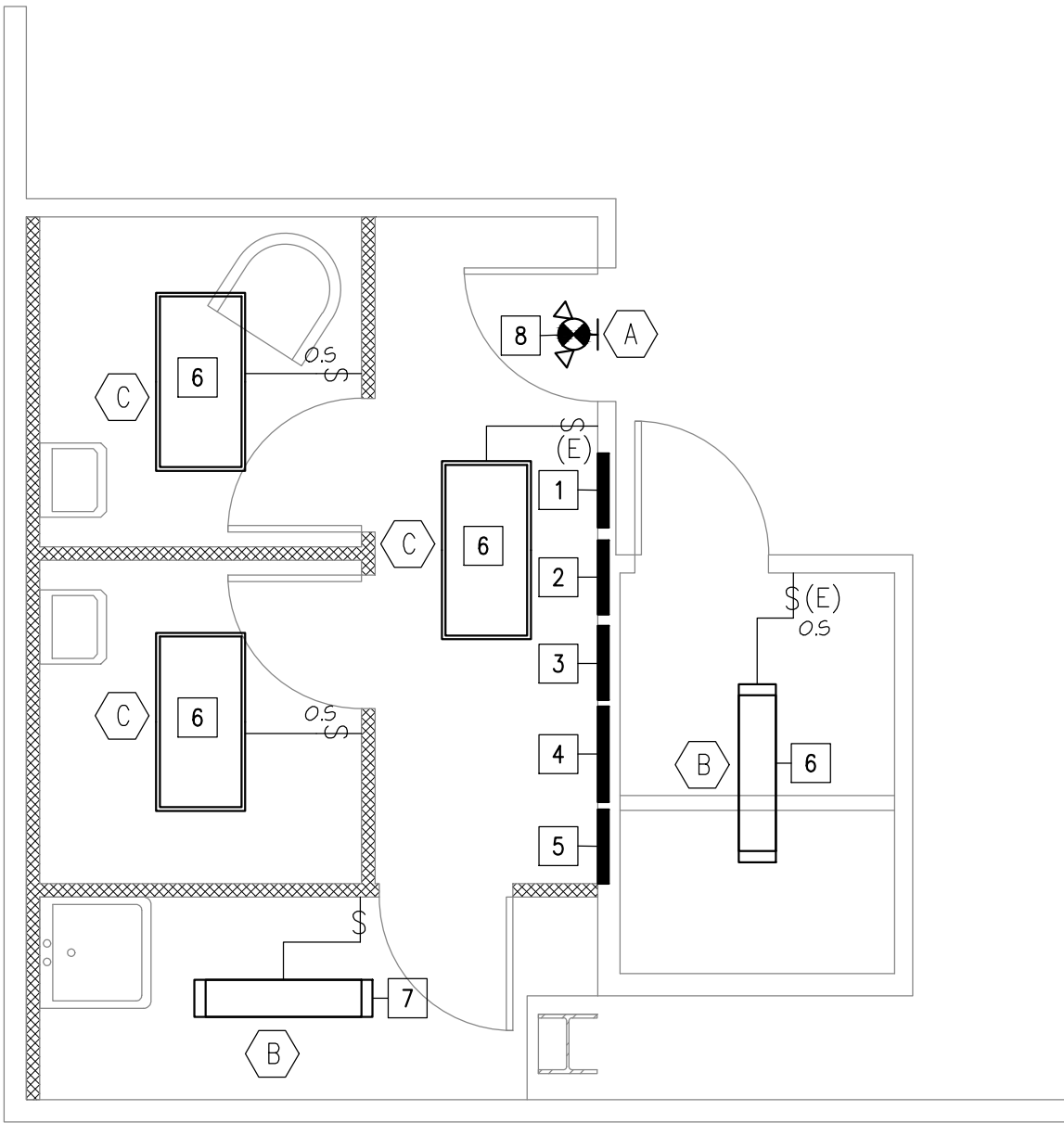
sheet number

E-103

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ELECTRICAL LIGHTING PLAN

SCALE: 1/4" = 1'-0"

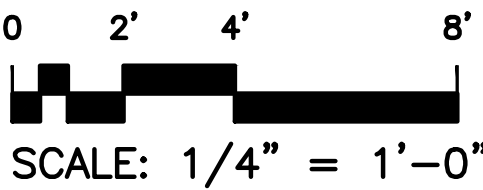
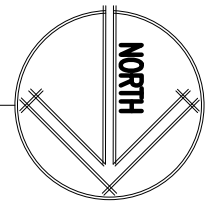


GENERAL NOTES:

1. REFER TO SHEET E-101 FOR GENERAL NOTES AND SPECIFICATIONS.
2. REFER TO SHEET E-102 FOR LIGHTING AND PANEL SCHEDULES.

KEY NOTES:

- 1 EXISTING PANEL L21B, 200AMP 120/208V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 2 EXISTING PANEL LSC, 200AMP 120/208V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 3 EXISTING PANEL H26, 200AMP 277/480V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 4 EXISTING PANEL LCP-26, LIGHTING CONTROL PANEL
- 5 EXISTING PANEL HE-3, 200AMP 277/480V 3PH 4WIRE, NEMA 1 RATED. FLUSH MOUNT.
- 6 EXISTING CIRCUIT TO BE RE USED WITH NEW FIXTURES INSTALLED.
- 7 EXISTING ROOM LIGHTING CIRCUIT TO BE UTILIZED FOR NEW LIGHT FIXTURE WITH INDEPENDENT CONTROLS FOR JANITORS CLOSET. ELECTRICAL CONTRACTOR TO VERIFY IN FIELD CONDITIONS.
- 8 NEW EMERGENCY EXIT FIXTURE TO BE INSTALLED. ELECTRICAL CONTRACTOR TO VERIFY THAT NEW FIXTURE IS TIED INTO THE EXISTING EMERGENCY LIGHTING SYSTEM SO AS TO ENSURE CORRECT OPERATION IN AN EMERGENCY CONDITION.



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PHONE: 909-382-4100

project information	
PROJECT NO:	2400014.RA
DWG FILE:	24-040_E-104.DWG
DRAWN BY:	VM
CHECKED BY:	GWM
DRAWING SCALE:	NTS
DATE:	02/26/2025

sheet name

ELECTRICAL
LIGHTING PLAN

sheet number

E-104

DRAWING NAME: E:\CLOUDSYNC\PROJECTS\CURRENT PROJECT\24-040_SB_AIRPORT_STORAGE_ROOM\NEW CONST DWGS\24-040_E-105.DWG | PLOT DATE: 3/11/2025 9:19 AM | PLOTTED BY: VINCENT MIRANDA | COPYRIGHT 2016 MILLER ARCHITECTURAL CORPORATION. ALL RIGHTS RESERVED.

STATE OF CALIFORNIA
Indoor Lighting

CALIFORNIA ENERGY COMMISSION
NIRCC-LT1-E

CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 4 of 7)

Date Prepared: 3/4/2025

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

Area Level Controls

04	05	06	07	08	09	10	11	12
Area Description	Complete Building or Area Category Primary Function Area	Manual Area Controls 130.1(a) / 160.5(b)4A	Multi-Level Controls 130.1(b) / 160.5(b)4B	Shut-Off Controls 130.1(c) / 160.5(b)4C	Primary/Daylighting 130.1(d) / 160.5(b)4D	Secondary Daylighting 140.6(a)1 / 170.2(a)2A	Interlocked Systems	Field Inspector
Janitor Storage Room	Commercial Industrial Storage Area	Readily Accessible	NA: Enclosed area w/ 1 luminaire <= 2 Lamps	Occupancy Sensor	NA: Rm < 24' Glazing	NA: Rm < 24' Glazing	No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Lactation Room	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Rm < 24' Glazing	NA: Rm < 24' Glazing	No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
Pet Relief Room	Restroom	Readily Accessible	NA: Restrooms	Occupancy Sensor	NA: Rm < 24' Glazing	NA: Rm < 24' Glazing	No	<input type="checkbox"/> Pass <input type="checkbox"/> Fail

13

Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Each area complying using the Complete Building or Area Category Methods per 140.6(b) are included in this table. Column 06 indicates if additional lighting power allowances per 140.6(c) or adjustments per 140.6(a) are being used.

Conditioned Spaces

01	02	03	04	05	06
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowance / Adjustment Area Category PAF
Lactation Room Zone	Restroom	0.65	130	84.5	No
Pet Relief Room Zone	Restroom	0.65	70	45.5	No
Janitor Storage Room Zone	Commercial Industrial Warehouse	0.4	68	27.2	No

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

STATE OF CALIFORNIA
Indoor Lighting

CALIFORNIA ENERGY COMMISSION
NIRCC-LT1-E

CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 3 of 7)

Date Prepared: 3/4/2025

F. INDOOR LIGHTING FIXTURE SCHEDULE

This table includes all planned permanent and portable lighting other than dwelling unit/hotel/motel room lighting. Multifamily dwelling unit and hotel/motel room lighting is documented in Table I. If using Table I to document lighting in multifamily common use areas providing shared provisions for living, eating, cooking or sanitation, those luminaires are not included here.

Designed Wattage: Conditioned Spaces

01	02	03	04	05	06	07	08	09	10
Name or Item Tag	Complete Luminaire Description	Modular (Track) Fixture	Small Aperture & Color Change	Watts per luminaire	How is Wattage determined	Total Number of Luminaires	Excluded per 140.6(a)3 / 170.2(a)2C	Design Watts	Field Inspector
B	LED 1x4 39w	No	NA	39	Mfr. Spec	2	No	78	<input type="checkbox"/> Pass <input type="checkbox"/> Fail
C	LED 2x4 32w	No	NA	32	Mfr. Spec	3	No	96	<input type="checkbox"/> Pass <input type="checkbox"/> Fail

Total Designed Watts: CONDITIONED SPACES 174

FOOTNOTE: Design Watts for small aperture and color changing luminaires which qualify per 140.6(a)4B / 170.2(a)2D is adjusted to be 75% / 80% of their rated wattage. Table F automatically makes this adjustment, the permit applicant should enter full rated wattage in column 05.

Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per 130.0(c) / 160.5(b). Wattage used must be the maximum rated for the luminaire, not the lamp.

G. MODULAR LIGHTING SYSTEMS

This section does not apply to this project.

H. INDOOR LIGHTING CONTROLS (Not including PAFs)

This table includes lighting controls for conditioned and unconditioned spaces.

Building Level Controls

01	02	03
Mandatory Demand Response 130.12(c)	Shut-off controls 130.1(c) / 160.5(b)4C	Field Inspector
NA < 4,000W subject to multilevel	See Area/Space Level Controls	<input type="checkbox"/> Pass <input type="checkbox"/> Fail

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 2 of 7)

Date Prepared: 3/4/2025

C. COMPLIANCE RESULTS

If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D for guidance.

Allowed Lighting Power per 140.6(b) / 170.2(a) (Watts)

01	02	03	04	05	06	07	08	09
Lighting in conditioned and unconditioned spaces must not be combined for compliance per 140.6(b)2 / 170.2(a)	Complete Building 140.6(c)1	Area Category 140.6(a)2 / 170.2(a)4	Area Additional 140.6(a)3 / 170.2(a)4B	Tailored 140.6(a)3 / 170.2(a)4B (+)	Total Allowed (Watts)	Total Designated (Watts)	PAF Lighting Control Credits 140.6(a)2 / 170.2(a)1B (-)	Total Adjusted (Watts) *Includes Adjustments
	(See Table I)	(See Table II)	(See Table II)	(See Table II)	(See Table F)	(See Table F)	(See Table F)	(See Table F)
	191.2	0	0	0	191.2	174	0	174

Conditioned COMPLIES

Unconditioned COMPLIES

Controls Compliance (See Table H for Details) COMPLIES

Rated Power Reduction Compliance (See Table Q for Details) COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unavailable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

STATE OF CALIFORNIA
Indoor Lighting

CALIFORNIA ENERGY COMMISSION
NIRCC-LT1-E

CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 1 of 7)

Date Prepared: 3/4/2025

A. GENERAL INFORMATION

01 Project Location (city) San Bernardino

02 Climate Zone 10

03 Occupancy Types Within Project (select all that apply):

04 Total Conditioned Floor Area (ft²) 353

05 Total Unconditioned Floor Area (ft²) 0

06 # of Stories (Habitable Above Grade) 1

Support Areas: Warehouse

B. PROJECT SCOPE

This table includes any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.6 / 170.2(a) or 141.0(b)2 / 180.2(b)4 for alterations.

Scope of Work

01	02	03	04	05
My Project Consists of (check all that apply):	Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
<input type="checkbox"/> New Lighting System				
<input type="checkbox"/> New Lighting System - Parking Garage				
<input type="checkbox"/> Altered Lighting System	Area Category Method	353	Area Category Method	0

Total Area of Work (ft²) 353

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

STATE OF CALIFORNIA
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CALIFORNIA ENERGY COMMISSION
NIRCC-LT1-E

CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 7 of 7)

Date Prepared: 3/4/2025

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Vincent Miranda

Signature Date: 3/4/2025

Company: A.D.E. Consulting

Address: 1177 Idaho Street, Suite 200

City/State/Zip: Redlands CA 92374

Phone: (909) 884-9484

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.

2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).

3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Steve Murray

Company: SPM Architect & Associates

Address: 1177 Idaho St, Suite 200A

City/State/Zip: Redlands California 92374

Date Signed: 2025-03-04

License: C11170

Phone: (951) 316-0575

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

STATE OF CALIFORNIA
Indoor Lighting

CALIFORNIA ENERGY COMMISSION
NIRCC-LT1-E

CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 6 of 7)

Date Prepared: 3/4/2025

Q. RATED POWER REDUCTION COMPLIANCE FOR ONE-FOR-ONE ALTERATIONS

This section does not apply to this project.

R. 80% LIGHTING POWER FOR ALL ALTERATIONS - CONTROLS EXCEPTIONS

This section does not apply to this project.

S. DAYLIGHT DESIGN POWER ADJUSTMENT FACTOR (PAF)

This section does not apply to this project.

T. DWELLING UNIT LIGHTING

This section does not apply to this project.

U. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.

Form/Title

NIRCC-LT1-E - Must be submitted for all buildings

V. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no NRCA forms required for this project.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

STATE OF CALIFORNIA
Indoor Lighting

CALIFORNIA ENERGY COMMISSION
NIRCC-LT1-E

CERTIFICATE OF COMPLIANCE

Project Name: S.B. INT'L Airport Improvements

Report Page: (Page 5 of 7)

Date Prepared: 3/4/2025

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

01	02	03	04	05
Halfway Zone	Corridor	0.4	85	34
TOTALS:		353	191.2	See Tables I, or P for detail

J. ADDITIONAL ALLOWANCE: AREA CATEGORY METHOD QUALIFYING LIGHTING SYSTEM

This section does not apply to this project.

K. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This section does not apply to this project.

L. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This section does not apply to this project.

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This section does not apply to this project.

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED DECORATIVE / SPECIAL EFFECTS

This section does not apply to this project.

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This section does not apply to this project.

P. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (POWER ADJUSTMENT FACTOR (PAF))

This section does not apply to this project.

Generated Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220101 Documentation Software: EnergyPro Compliance ID: EnergyPro-3854-0325-1819 Report Generated: 2025-03-04 17:05:42

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance



1177 Idaho Street, Suite 200
Redlands, CA 92374
Phone: (909) 335-7400
Fax: (909) 335-7299
info@miller-aip.com



owner approval

initials	date	phase
	00/00/00	--

revisions/addenda

mark	date	comment
A	00/00/00	--
B		
C		
D		
E		
F		
G		
H		

S.B. INT'L AIRPORT IMPROVEMENTS
294 N. LELAND NORTON WAY
SAN BERNARDINO, CA 92408

S.B. INT'L AIRPORT AUTHORITY
1601 E. THIRD STREET, SUITE 100
SAN BERNARDINO, CA 92408
CONTACT: GRISELDA LIZARRAGA
PHONE: 909-382-4100

project information

PROJECT NO: 2400014.RA

DWG FILE: 24-040_E-105.DWG

DRAWN BY: VM

CHECKED BY: GWM

DRAWING SCALE: NTS


DATE: 02/26/2025

sheet name

ENERGY COMPLIANCE FORMS

sheet number

E-105

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 8</p> <p>PRESENTER: Yajaira Maldonado, Deputy Clerk of the Board</p>
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SUBJECT: APPROVE MEETING MINUTES: FEBRUARY 26, 2025

SUMMARY

Submitted for consideration and approval by the San Bernardino International Airport Authority (SBIAA) Commission: Meeting minutes of the regular meeting held Wednesday, February 26, 2025.

RECOMMENDED ACTION(S)

Approve meeting minutes of the regular meeting held February 26, 2025.

FISCAL IMPACT

None.

PREPARED BY:	Yajaira Maldonado
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

None.

Attachments:

1. February 26, 2025 meeting minutes

SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY
REGULAR MEETING COMMISSION ACTIONS
WEDNESDAY, FEBRUARY 26, 2025
5:00 P.M.

MAIN AUDITORIUM – Norton Regional Event Center 1601 East Third Street, San Bernardino, CA



A regional joint powers authority dedicated to the reuse of Norton Air Force Base
for the economic benefit of the East Valley

Commission Members

City of Colton

Mayor Frank J. Navarro, President	Present
Councilmember John Echevarria (alt)	Present (In Audience)

City of Loma Linda

Councilmember Rhodes Rigsby, Secretary	Present
Mayor Phillip Dupper (alt)	Absent

County of San Bernardino

Supervisor Joe Baca, Jr.	Present
Supervisor Dawn Rowe (alt)	Absent

City of San Bernardino

Councilmember Kim Knaus	Present
Councilmember Theodore Sanchez	Present
Mayor Pro Tem Fred Shorett (alt)	Present

City of Highland

Mayor Penny Lilburn, Vice President	Present
Mayor Pro Tem Larry McCallon (alt)	Present (In Audience)

Staff Members and Others Present

Michael Burrows, Chief Executive Officer	Jonathan Galvan, Airport Manager
Mark Gibbs, Director of Aviation	Wendy McConaughy, FBO Manager
Jeff Barrow, Director of Development	Darrell Hale, Property Manager
Mark Cousineau, Director of Finance	Jillian Ubaldo, Assistant Secretary of the Commission
Catherine Pritchett, Director of Administration	Scott Huber, Legal Counsel, Cole Huber LLP

The Regular Meeting of the San Bernardino International Airport Authority was called to order by President Frank Navarro at approximately 5:08 p.m. on Wednesday, February 26, 2025.

A. CALL TO ORDER / ROLL CALL

Roll call was duly noted and recorded by voice.

Members of the Commission and staff joined Director of Administration Catherine Pritchett in the Pledge of Allegiance.

B. CLOSED SESSION PUBLIC COMMENT

There were no closed session public comment.

C. CLOSED SESSION

President Frank Navarro recessed to closed session at 5:08 p.m. Mr. Scott Huber, Legal Counsel, Cole Huber, LLP, read the closed session items as posted on the Agenda.

- a. Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8
Property: 255 S. Leland Norton Way, Suite 1, San Bernardino CA 92408
Negotiating Parties: Michael Burrows, SBIAA Chief Executive Officer, Scott Huber, SBIAA Legal Counsel, and Joe Ermalovich, AeroPro MRO SBD, LLC
- b. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Commission will meet with the Chief Executive Officer and General Counsel related to pending litigation: Franco v. San Bernardino International Airport Authority, et al., San Bernardino County Superior Court, Case No. CIVSB2322130
- c. Pending Litigation – Pursuant to Gov. Code 54956.9(a), the Commission will meet with the Chief Executive Officer and General Counsel related to pending litigation: Lee v. San Bernardino International Airport Authority, et al., San Bernardino County Superior Court, Case No. CIVSB2417207

D. REPORT ON CLOSED SESSION

President Frank Navarro reconvened the meeting at 5:21 p.m. President Frank Navarro asked Mr. Scott Huber, Legal Counsel, Cole Huber, LLP, if there were any reportable items. Mr. Huber reported that there were none.

E. ITEMS TO BE ADDED OR DELETED

There were no items to be added or deleted.

F. CONFLICT OF INTEREST DISCLOSURE

1. President Frank Navarro stated Commission members should note the item(s) listed which might require member abstentions.

There were no conflicts noted.

G. **INFORMATIONAL ITEMS**

Mr. Michael Burrows, Chief Executive Officer, presented the following informational items:

2. Informational Items
 - a. Chief Executive Officer's Report
 - b. Report on FAA Emergency Table Top Exercise
 - c. Report on Status of Audit
- 2b. Mr. Jonathan Galvan, Airport Manager, highlighted the regulatory requirement for airports to maintain and annually test an Airport Emergency Plan. He acknowledged the successful completion of last week's tabletop exercise, thanking all participating partners and airport staff for their crucial roles in planning and execution.
- 2c. Mr. Mark Cousineau, Director of Finance, reported that the Management Discussion Analysis was submitted to the auditors earlier today. He also indicated that the findings are minor and not expected to lead to significant internal control deficiencies.

H. **COMMISSION CONSENT ITEMS**

Let the record reflect that all votes were done by roll call with each Commissioners' name and vote stated by voice.

3. Register of Demands for January 2025
4. Receive and file Treasurer's Report for December 31, 2024, for the San Bernardino International Airport Authority (SBIAA)
5. Approve the filing of a Notice of Completion with NK Demolition Services, Inc. for the Building 56 Hazmat Removal Project and Authorize the release of retained funds
6. Authorize staff to advertise construction plans for the Slurry Seal and Airfield Painting Project at the San Bernardino International Airport
7. Approve Amendment No. 1 to the Professional Services Agreement with Mirau, Edwards, Cannon, Lewin & Tooke, LLP in an amount not to exceed \$50,000 for a revised total contract amount not to exceed \$100,000
8. Approve Meeting Minutes: January 22, 2025

ACTION: Approve Agenda Item Nos. 3–8

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Baca / Rigsby
AYES: Navarro, Lilburn, Rigsby, Baca, Shorett, and Sanchez
NAYS: None
ABSTENTIONS: None
ABSENT: None

I. COMMISSION ACTION ITEMS

Let the record reflect that all votes were done by roll call with each Commissioners' name and vote stated by voice.

9. Adopt Resolutions of the San Bernardino International Airport Authority (SBIAA) in recognition of the services of the County of San Bernardino and the City of San Bernardino Representatives

President Navarro presented Resolution plaques to San Bernardino Mayor Helen Tran and San Bernardino County Third District Supervisor Dawn Rowe in recognition of their outstanding service to the San Bernardino International Airport Authority, and extended his sincere appreciation for their contributions

ACTION: Adopt Resolutions of the San Bernardino International Airport Authority (SBIAA) in recognition of the services of the County of San Bernardino and City of San Bernardino representatives: San Bernardino County Third District Supervisor Dawn Rowe, and City of San Bernardino Mayor Helen Tran.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Baca / Shorett
AYES: Navarro, Lilburn, Rigsby, Baca, Shorett, and Sanchez
NAYS: None
ABSTENTIONS: None
ABSENT: None

10. Consider and Adopt Proposed Budget Adjustments for Fiscal Year 2024-2025

Mr. Mark Cousineau, Director of Finance, reported an adjustment in expenses and excess revenue amounting to \$52,000. It is anticipated that Luxivair revenue will increase by \$13,000, driven by sales of food and beverages at Leland's Café. Additionally, there is a \$65,000 increase in legal and litigation services. The net change in Luxivair SBD is zero dollars.

ACTION: Consider and adopt budget adjustments reflected in the Proposed Budget Adjustments Table for Fiscal year 2024-2025.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Baca / Rigsby
AYES: Navarro, Lilburn, Rigsby, Baca, Shorett, and Sanchez
NAYS: None
ABSTENTIONS: None
ABSENT: None

11. Approve Amendment No. 3 with C&A Janitorial Services in an amount not to exceed \$49,000 for a total revised contract amount not to exceed \$470,743 during the first-year option term

Mr. Jonathan Galvan, Airport Manager, reported that this item involves an amendment to an existing contract for janitorial services at various SBIAA facilities. The contract is a three-year agreement with two one-year option extensions, and the first-year extension is currently in use. Amendment No. 1, authorized in 2021, included services at the UAS Training Center, while Amendment No. 2, authorized in 2022, added passenger services to the Terminal. It is important to note that annual increases are contributing to the rising costs associated with Amendment No. 3.

ACTION: Approve Amendment No. 3 to the Services Agreement with C&A Janitorial Services in an amount not to exceed \$49,000 for a total revised contract amount not to exceed \$470,743 for routine janitorial services and supplies at certain SBIAA buildings; and authorize the Chief Executive Officer to execute all related documents.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Rigsby / Lilburn
AYES: Navarro, Lilburn, Rigsby, Baca, Shorett, and Sanchez
NAYS: None
ABSTENTIONS: None
ABSENT: None

12. Approve Amendment No. 1 to the Amended and Restated Land Lease Agreement with Ashley Furniture Industries, LLC for approximately 11.98 acres of property

Mr. Darrel Hale, Property Manager, reported that due to significant cost escalations encountered during construction, updates are necessary to ensure that the business terms remain workable for both parties.

ACTION: Approve Amendment No. 1 to the Amended and Restated Land Lease Agreement with Ashley Furniture Industries, Inc. for approximately eleven point nine eight (11.98) acres of property; and authorize the Chief Executive Officer to execute all related documents, subject to technical and conforming changes as approved by counsel.

RESULT: **ADOPTED [UNANIMOUSLY]**
MOTION/SECOND: Sanchez / Rigsby
AYES: Navarro, Lilburn, Rigsby, Baca, Shorett, and Sanchez
NAYS: None
ABSTENTIONS: None
ABSENT: None

13. Review Status of the Action Plan for the San Bernardino International Airport Authority (SBIAA) through June 30, 2025

Mr. Michael Burrows, Chief Executive Officer, referenced a PowerPoint presentation entitled "June 2025 – Airport Focal Areas" (as contained on pages 77-79 in the agenda packet). He also thanked Commission Members for touring the San Bernardino International Airport facilities. Mr. Burrows further noted that a

February 26, 2025

legislative update, including potential grant funding opportunities, is expected next month. Lastly, he shared that the non-stop service to Provo, Utah has launched and is anticipated to be successful.

This item was for discussion purposes only; no formal action was taken.

J. **ADDED AND DEFERRED ITEMS**

There were no items to be added or deferred.

K. **OPEN SESSION PUBLIC COMMENT**

There were no open session public comments.

L. **COMMISSION MEMBER COMMENT**


Supervisor Joe Baca Jr. expressed his appreciation to staff for the tour, which provided a fresh perspective on ongoing projects and emerging businesses at the facilities. He emphasized the need for Commissioners to consider the future direction of SBIAA and explore strategies to generate greater attention and engagement in the coming years.

M. **ADJOURNMENT**

There being no further business before the Commission, President Frank Navarro declared the meeting adjourned at 5:41 p.m.

Approved at a Regular Meeting of the San Bernardino International Airport Authority on Wednesday, March 26, 2025.

Jillian Ubaldo
Assistant Secretary of the Commission

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 9</p> <p>PRESENTER: Mark Cousineau, Director of Finance</p>
---	--

SUBJECT: RECEIVE AND FILE THE ANNUAL INDEPENDENT FINANCIAL AUDIT REPORT OF THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) FOR THE FISCAL YEAR ENDING JUNE 30, 2024

SUMMARY

The San Bernardino International Airport Authority (SBIAA) Annual Audit Report for Fiscal Year ending June 30, 2024, has been completed by Eide Bailly, LLP, an independent certified public accounting audit firm.

RECOMMENDED ACTION(S)

Receive and file the Annual Independent Audit Report of the San Bernardino International Airport Authority (SBIAA) for the Fiscal Year ending June 30, 2024; and approve the submission of these reports to the appropriate agencies.

FISCAL IMPACT

None.

PREPARED BY:	Mark Cousineau
CERTIFIED AS TO AVAILABILITY OF FUNDS:	N/A
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

The San Bernardino International Airport Authority (SBIAA) annual independent financial audit for Fiscal Year ended June 30, 2024, has been completed by Eide Bailly, LLP, an independent audit and business consulting firm. Auditing standards, generally accepted in the United States, require the independent auditor to communicate significant audit findings or difficulties encountered, if any, to SBIAA's Commission in separate documents. Eide Bailly, LLP will make a brief presentation at the time of the meeting.

For the Fiscal Year ended June 30, 2024, SBIAA received an unmodified opinion, otherwise known as a "clean audit opinion" that provides the greatest level of assurance on the preparation and fair presentation of SBIAA's financial statements.

If you have any questions about this report, please contact me at (909) 382-4100 extension 141.

Attachments:

1. SBIAA Financial Statements and Independent Auditor's Report for the Fiscal Year Ended June 30, 2024



Financial Statements
June 30, 2024

San Bernardino International Airport Authority

Independent Auditor’s Report..... 1

Management’s Discussion and Analysis 4

Financial Statements

 Statement of Net Position 14

 Statement of Revenues, Expenses and Changes in Net Position..... 16

 Statement of Cash Flows 17

 Notes to Financial Statements 19

Supplementary Information

 Schedule of General and Administrative Expenses 37

 Schedule of Operating and Maintenance Expenses 38



Independent Auditor's Report

Board of Commissioners
San Bernardino International Airport Authority
San Bernardino, California

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the business-type activities of the San Bernardino International Airport Authority (the Authority), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the Authority as of June 30, 2024, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The Authority's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The schedule of general and administrative expenses and schedule of maintenance and operations expenses are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the schedule of general and administrative expenses and schedule of maintenance and operations expenses are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 19, 2025, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Rancho Cucamonga, California
March 19, 2025

Executive Summary

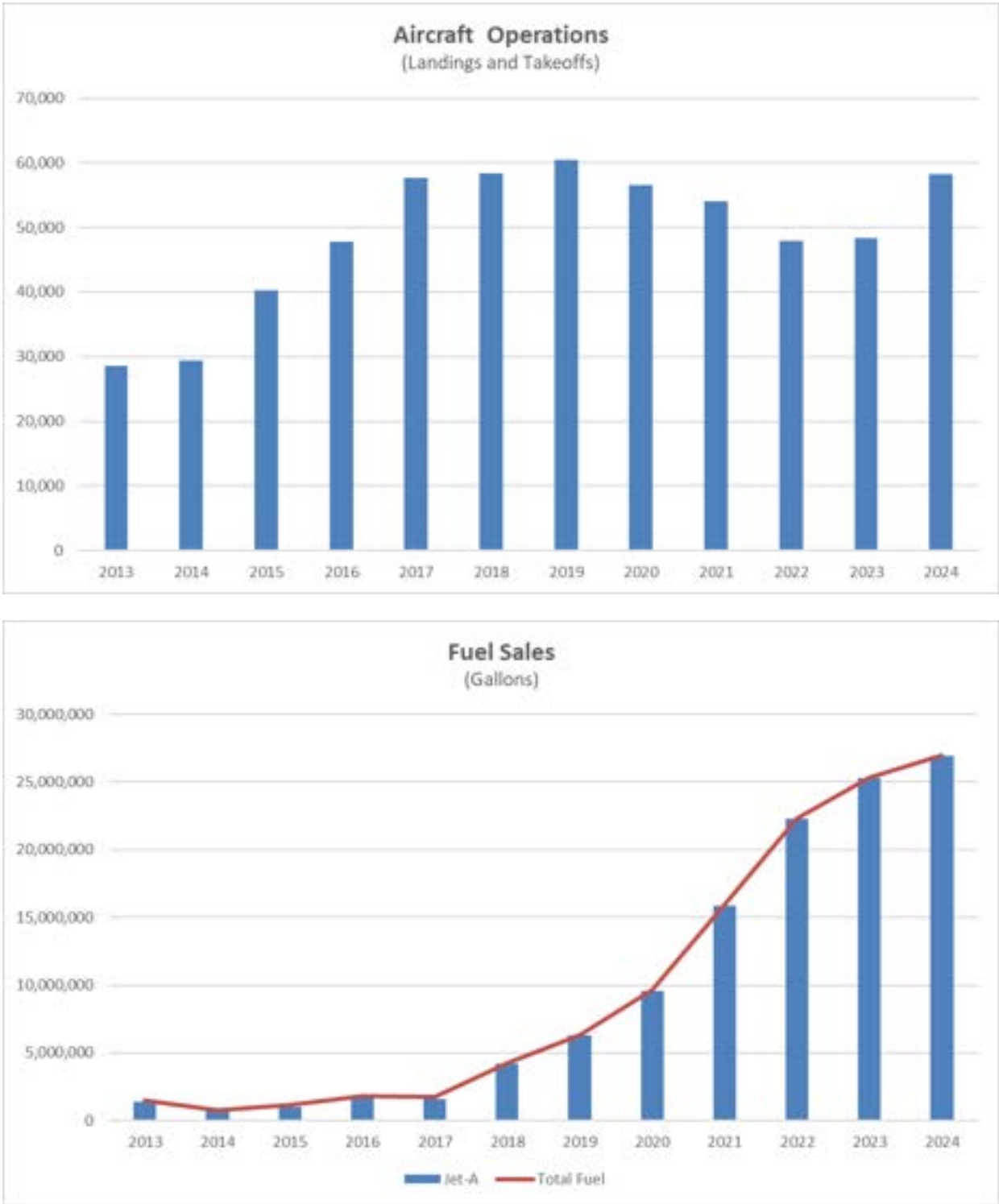
The San Bernardino International Airport Authority's ("SBIAA") Management Discussion and Analysis ("Analysis") provides an overview of SBIAA's financial activities for the fiscal year ended June 30, 2024. Since this information is designed to focus on the year's activities, resulting changes and currently known facts, it should be read in conjunction with SBIAA's financial statements.

SBIAA is an airport that operates under a public utility business model. It constantly seeks to increase aviation activity, fuel sales, and airport services. Our vision is to maximize opportunities for the flying public while achieving fair, non-discriminatory, and equitable investment returns to support the airport utility over the long run. To accomplish this, SBIAA creates an airport business environment that supports dynamic leadership, sound capital investment, and long-term employment opportunities for the benefit of the airport, its customers, stakeholders, the region, and the National Airspace System.

SBIAA also seeks to ensure that inter-governmental and community support to the San Bernardino International Airport is provided as appropriate. SBIAA should consistently deliver quality airport planning, infrastructure development, community development, and environmental programs, projects, and initiatives.

Finally, SBIAA seeks to realize its potential to provide high quality, higher wage producing employment opportunities for its member agencies and the communities they serve. Through business attraction and retention across market segments: Air Cargo, Commercial Air Passenger, General Aviation, Corporate Aviation, and Maintenance and Repair Operations.

SBD Annual Operations 2013 – 2024



Annual Airport Operations statistics are based on calendar year information; therefore, information for calendar years 2023 and 2024 operations are included in Management’s Discussion and Analysis.

From the calendar year 2009 through calendar year 2012, aircraft operations were essentially flat at approximately 25,000 operations per year. However, in calendar year 2013 aircraft operations began a trend of successive increases. During the calendar years 2013 through 2019, the Aircraft Operations chart shows aircraft operations experienced year over year increases of 17%, 3%, 37%, 19%, 21%, 1% and 4% respectively, each successive calendar year. Beginning in calendar year 2020, the Airport experienced a decrease in aircraft operations of 7% or 3,975 aircraft operations primarily from a decrease in general aviation activity. General aviation activity decreased due to the negative impacts of Covid-19 coronavirus pandemic on the general aviation community. The increasing operations of the Amazon Air Regional Hub at SBD, as well as increases in air cargo operations at the Airport's FedEx and UPS gateways, and by other air cargo operators continued that growth trend with an increase in aircraft operations for calendar years 2021 and 2022 of 2,533 (5%) and 6,124 (11%), respectively, while small aircraft operations remained flat. In calendar years 2023 and 2024, aircraft operations increased by 521 (1%) and 9,821 (20%) respectively. The twenty percent increase in calendar year 2024 was driven by small aircraft operations, take-offs and landings, primarily from general aviation practice and training activity related to flight school operations located at SBD.

The aircraft operations compounded calendar year growth rate from 2013 to 2024 was 7.4%. Measured on a fiscal year basis, aircraft operations increased as well. This increase in air cargo operations subsequently supported increased jet fuel sales/services and lease revenues by \$16,641,096 for the fiscal year and is reflected on the "Operating Revenue and Expenses" chart shown later in the Analysis.

Fuel sale activity is measured in gallons sold to enhance comparability by removing fuel cost volatility. As discussed above, aircraft operations support aviation fuel sales. The Fuel Sales chart displays gallons sold for calendar years 2013 through 2024. Total Fuel includes both Jet A fuel, displayed on the chart, and aviation gasoline (avgas). Beginning in calendar year 2018, the ongoing expansion of air cargo operations increased both the frequency and size of aircraft using SBD. SBD's compounded annual growth rate for gallons of aviation fuel sold for calendar years 2013 to 2024 is 33.5 percent.

On July 9, 2021, SBD issued \$8,999,077 of direct placement taxable Airport Revenue Bonds at a rate of 3.74% to refund certain SBD obligations incurred to construct or improve commercial and general aviation hangars, as well as other SBD aviation facilities. Lease and other revenues related to these certain hangars and facilities are the primary source of funds to repay these bonds, which reach final maturity in fiscal year 2032.

To support increasing aviation activity, SBD issued \$4,850,565 of direct placement tax-exempt Airport Revenue Bonds at a tax-exempt rate of 3.37% on August 12, 2021, to fund the expansion of the SBD fuel farm. The fuel farm expansion project expanded capacity by constructing a 375,000-gallon tank and adding another fueling station rack for a total capacity of 500,000 gallons. These bonds reach final maturity in the fiscal year 2036. The fuel farm expansion was completed and placed into operation in March 2022.

On March 8, 2022, SBD and Breeze Airways announced the initiation of regularly scheduled commercial air passenger service beginning August 2022. To prepare for the initiation of commercial air passenger service, SBD incurred expenses and made capital outlays for the domestic terminal, parking lots, rental car facility, and air operations area to update information, communication, mechanical, security, and command and control systems, as well as land, building, and structure improvements to support airline passenger service and the traveling public. Since the initiation of regularly scheduled commercial air passenger service in August 2022, enplanements or passengers boarding aircraft reached approximately 48,000 as of June 30, 2024.

San Bernardino International Airport Authority

SBIAA is a joint powers authority created in 1992. It was created for the purpose of acquiring, operating, repairing, maintaining, and administering the aviation-related activities of the former Norton Air Force Base.

SBIAA members are the City of Colton, City of Loma Linda, City of Highland, City of San Bernardino, and the County of San Bernardino in California.

The “Financial Statements Summary” and the “Operating Revenue and Expenses” charts reflect the continued capital investments in the Airport’s infrastructure coupled with a sharp increase in aircraft operations over successive fiscal years since 2013, including increased fuel sales. As a result, the Airport continues to gain awareness amongst pilots and travelers in the Southern California market. During fiscal year 2014 the Airport contracted with a marketing firm in an effort to rebrand the Airport and its fixed based operator, Luxivair SBD. Improving financial results are attributable to new marketing campaigns, key management changes, and clear goals focused on achieving the Commission and management’s vision for growth. In fiscal year 2024, fuel sales and associated fuel revenues increased over fiscal year 2023 as the fleet mix of aircraft using the airport continued to trend toward larger jet and commercial size aircraft.

Financial Statements

SBIAA is considered a special-purpose governmental joint powers authority engaged in activities that support the entity through user charges. Accordingly, the accompanying financial statements are presented in the format prescribed for proprietary funds by the Governmental Accounting Standards Board. SBIAA’s fiscal year ends June 30.

These financial statements consist of three interrelated statements designed to provide the reader with relevant, understandable information about SBIAA’s financial condition and operating results. They are the Statement of Net Position; the Statement of Revenues, Expenses, and Changes in Net Position; and the Statement of Cash Flows. The statements are presented in a fiscal year format for the year ended June 30, 2024.

The *Statement of Net Position* presents SBIAA’s assets and liabilities and the difference, or net position, between what is owned and what is owed as of the last day of the SBIAA’s fiscal year.

The *Statement of Revenues, Expenses and Changes in Net Position* describes the financial results of SBIAA’s operations for the years reported. These results, or Changes in Net Position, are the increases or decreases to the bottom line of the Statement of Net Position.

The *Statement of Cash Flows* conveys how SBIAA managed cash resources during the fiscal year. This statement converts the Change in Net Position presented in the Statement of Revenues, Expenses and Changes in Net Position into cash provided by or used for operations. The Statement of Cash Flows also details how SBIAA obtains cash through financing and investing activities, and, conversely, how cash is spent.

Financial Statements Summary and Charts

The following Financial Statements Summary provides highlights of the financial activity for fiscal years 2023 and 2024. Also provided are explanations as to the differences in amounts between the two fiscal years.

FINANCIAL STATEMENTS SUMMARY
(in thousands)

	<u>June 30, 2024</u>	<u>June 30, 2023</u>	<u>Variance</u>	<u>Ref No.</u>
Current assets	\$ 16,761	\$ 16,409	\$ 352	1
Noncurrent assets:				
Lease receivable	2,529	1,227	1,302	2
Restricted cash and cash equivalents	1,451	1,284	167	
Capital assets, not being depreciated	38,633	38,222	411	
Capital assets, net of accumulated depreciation and amortization	<u>256,951</u>	<u>272,379</u>	<u>(15,428)</u>	3
Total assets	<u>316,325</u>	<u>329,521</u>	<u>(13,196)</u>	
Current liabilities	16,239	14,972	1,267	4
Noncurrent liabilities	<u>11,917</u>	<u>13,190</u>	<u>(1,273)</u>	5
Total liabilities	<u>28,156</u>	<u>28,162</u>	<u>(6)</u>	
Deferred inflows of resources	<u>12,678</u>	<u>12,261</u>	<u>417</u>	6
Net investment in capital assets	282,743	295,527	(12,784)	7
Restricted	2,126	4,692	(2,566)	8
Unrestricted (deficit)	<u>(9,378)</u>	<u>(12,121)</u>	<u>2,743</u>	
Total net position	<u>\$ 275,491</u>	<u>\$ 288,098</u>	<u>\$ (12,607)</u>	
Operating revenues	\$ 107,505	\$ 90,678	\$ 16,827	9
Operating expenses	(121,248)	(108,022)	(13,226)	10
Nonoperating revenues	209	113	96	11
Nonoperating expenses	<u>(470)</u>	<u>(543)</u>	<u>73</u>	12
Income (loss) before contributions	<u>(14,004)</u>	<u>(17,774)</u>	<u>3,770</u>	
Contributions	<u>397</u>	<u>15,860</u>	<u>(15,463)</u>	13
Change in net position	(13,607)	(1,914)	(11,693)	14
Net Position Beginning	<u>289,098</u>	<u>291,012</u>	<u>(1,914)</u>	
Net Position Ending	<u>\$ 275,491</u>	<u>\$ 289,098</u>	<u>\$ (13,607)</u>	

Explanation of Variances

1. Current assets increased due to additional cash being held on June 30 due to the transition to a new accounting information system in June 2024.
2. The Lease receivable balance increased due to new and renewal of certain leases that resulted in higher lease receivable for GASB 87 leases.
3. The decrease is due to the current year's depreciation expense.
4. Current liabilities increased because fewer accounts payable disbursements occurred due to the transition to a new accounting information system in June 2024.
5. Non-current liabilities decreased due to scheduled debt service for long-term liabilities.
6. The deferred inflow of resources increased due to additional new GASB 87 leases.
7. The decrease in net position corresponds with a decrease in capital assets net of accumulated depreciation.
8. The decrease in restricted cash reflects expenditures for qualifying Airport projects.
9. The increase in revenues is mainly due to increased fuel sales and related airport revenues from other activity based operating revenues.
10. Operating expenses increased due to Jet A fuel purchases (cost of goods sold) to support increased Airport fuel sales plus increased personnel, advertising, and insurance expenses.
11. Nonoperating revenue increased due to an increase in interest earnings arising from a higher interest rate environment.
12. Nonoperating expenses decreased due to decreased interest expense for debt service.
13. FAA reimbursement grant projects were substantially completed in the prior fiscal year. In addition, the final distribution of Rialto Airport Closure proceeds was received in the preceding fiscal year. In the current fiscal year, there are no such contributions.
14. Overall decrease in contribution resulted in decrease in net position.

The following Chart 1 describes total assets and net position as of June 30, 2023, and 2024.

CHART 1



The decrease in total assets is due to a decrease in net capital assets due to depreciation.

The following Chart 2 describes total operating revenues and expenses for fiscal years June 30, 2023, and 2024.

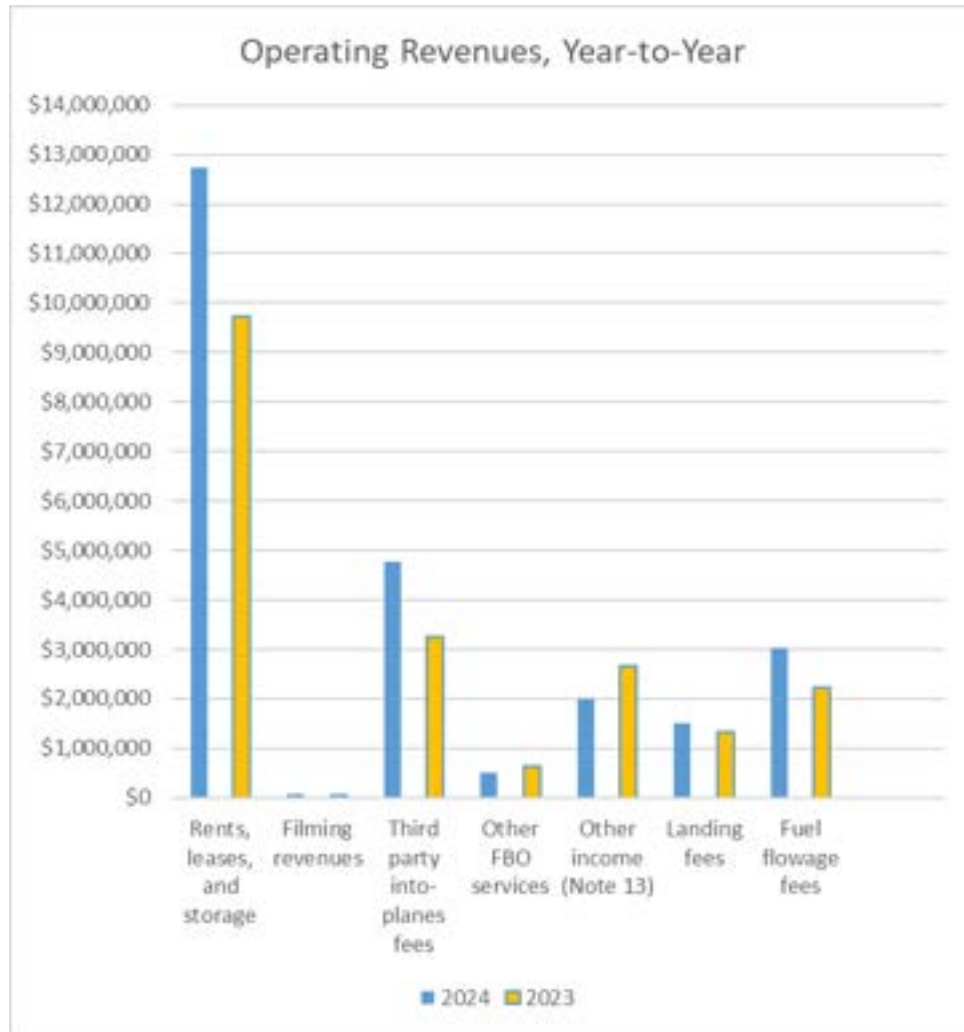
CHART 2



Total operating revenues increased by 19% with an associated increase in total operating expenses of 12% year-over-year. Total operating revenues increased due to increased fuel sales/services, and other aircraft related activities. Total expenses increased due to the increased cost of fuel and other operating expenses.

The following Chart 3 breaks down the categories of revenue year-over-year.

CHART 3

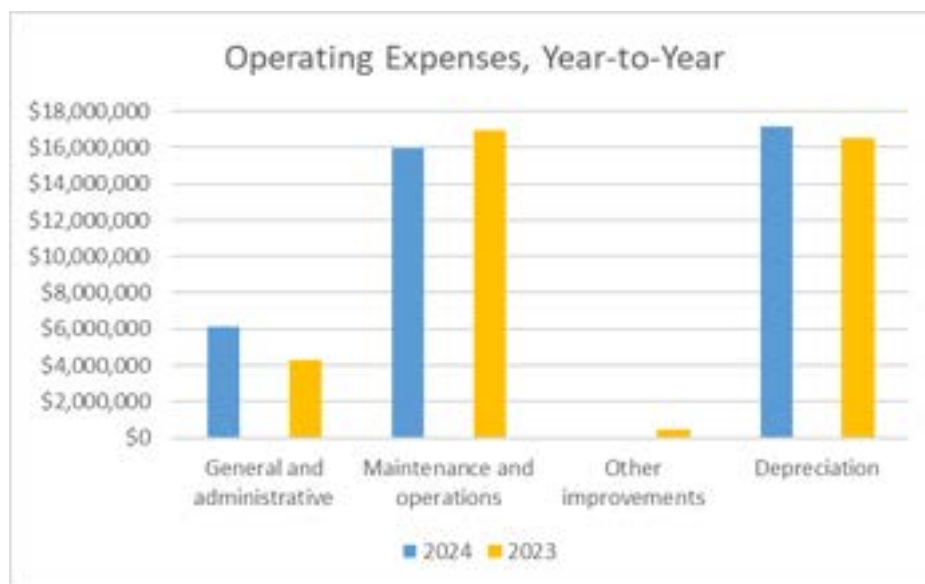


Rents, leases, and storage operating revenues increased by \$3,005,978 or 30.9% year-over-year due to increased number of leases and licenses for buildings and vacant lands as well as annual rent increases for tenants.

Fuel sales are not included in the above revenue chart. The fuel sales for fiscal year 2022-23 and 2023-24 are \$70,825,702 and \$82,914,087, respectively. The \$12,088,385 increase in fuel sales revenue was due to an increase in overall activities. Other fuel related revenues, fuel flowage and third party into-plane fees, increased for the same reason.

The following Chart 4 breaks down the four main operating expenses year-over-year.

CHART 4



Total Airport general and administrative expense increased by \$1,808,403 due to increased activity at the airport and maintenance and operations expense decreased by \$1,013,400 from the previous fiscal year reflecting the completion of several multi-year domestic terminal and airport parking improvements that were initiated with the advent of SBIAA's commercial passenger service in August 2022.

The cost of aviation fuel is not included in the above expenses chart. The cost of fuel for the fiscal year 2022-23 and 2023-24 are \$69,775,434 and \$82,014,880, respectively. The \$12,239,446 increase in cost of aviation fuel is relatively due to increased fuel sale volume.

Net income (net loss) for the airport includes \$17.1 million in depreciation expenses, which doesn't affect the cash flow.

Categories of Net Position

SBIAA is required to present its net position in three categories: net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets

On June 30, 2024, net investment in capital assets was \$282.7 million.

Restricted

On June 30, 20224, SBIAA had \$2.1 million in restricted net position primarily for airport infrastructure.

Unrestricted

On June 30, 2024, SBIAA had an unrestricted deficit net position of \$9.4 million.

Capital Assets Additions, Construction in Progress, and Future Capital Improvements

Capital Asset Additions

\$2.1 million dollars were added to capital assets during the fiscal year June 30, 2024, which includes construction in progress.

Construction in Progress

- \$411,001 was spent on air operations area vehicle access road during the fiscal year.

Long-term Debt

During 2021-22 fiscal year, SBIAA issued Airport Revenue Refunding Bonds, Series 2021A and 2021B in the amount of \$8,999,077 and 4,850,565, respectively. The principal and interest are due semi-annually for these bonds. The outstanding balance on these bonds is \$6,743,665 and \$4,850,565, respectively.

Budget to Actual Analysis

There were no significant variations between actual expenditures and the original budget that was adopted on June 28, 2023, and subsequently adjusted by action of the Commission.

San Bernardino International Airport Authority

Statement of Net Position

June 30, 2024

Assets

Current Assets

Cash and cash equivalents	\$ 10,452,001
Accounts receivable, net	2,516,262
Leases receivable	1,339,862
Due from related party	226,061
Intergovernmental receivables	1,481,386
Interest receivable	8,425
Prepaid expenses	21,473
Fuel inventory	715,933

Total current assets	<u>16,761,403</u>
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Noncurrent Assets

Leases receivable	2,528,634
Restricted cash and cash equivalents	1,450,738
Capital assets, not being depreciated	
Land	38,157,796
Construction in progress	475,570
Capital assets, net of accumulated depreciation/amortization	<u>256,950,764</u>

Total noncurrent assets	<u>299,563,502</u>
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Total assets	<u>316,324,905</u>
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Liabilities

Current Liabilities

Accounts payable	10,629,149
Other accrued liabilities	543,309
Unearned revenues	32,136
Deposits payable	1,652,491
Due to related party	1,967,583
Accrued interest payable - related parties	36,157
Compensated absences, current portion	226,783
Long-term obligations, current portion	<u>1,150,764</u>

Total current liabilities	<u>16,238,372</u>
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San Bernardino International Airport Authority

Statement of Net Position

June 30, 2024

Noncurrent Liabilities

Compensated absences, noncurrent portion	\$ 226,782
Long-term obligations, noncurrent portion	11,690,433

Total noncurrent liabilities	11,917,215
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Total liabilities	28,155,587
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Deferred Inflows of Resources

Deferred inflows related to leases - lease receivables	3,646,698
Deferred inflows related to leases - lease paid in advance	9,031,250

Total deferred inflows of resources	12,677,948
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Net Position

Net investment in capital assets	282,742,933
Restricted for capital projects	2,126,647
Unrestricted	(9,378,210)

Total net position	\$ 275,491,370
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San Bernardino International Airport Authority
Statement of Revenues, Expenses and Changes in Net Position
Year Ended June 30, 2024

Operating Revenues	
Rents, leases, and storage	\$ 12,729,473
Fuel sales	82,914,087
Filming revenues	63,100
Third party into-planes fees	4,772,867
Other FBO services	506,423
Landing fees	1,505,937
Fuel flowage fees	3,017,919
Other income	1,994,831
	<u>107,504,637</u>
Total operating revenues	
Operating Expenses	
General and administrative	6,090,792
Maintenance and operations	15,939,093
Cost of aviation fuel	82,014,880
Other improvements	64,025
Depreciation and amortization	17,138,676
	<u>121,247,466</u>
Total operating expenses	
Operating Loss	<u>(13,742,829)</u>
Nonoperating Revenues (Expenses)	
Interest income	208,466
Gain on lease termination	662
Interest expense	(469,695)
Other expenses	(687)
	<u>(261,254)</u>
Total nonoperating revenues (expenses)	
Income (loss) before contributions	<u>(14,004,083)</u>
Contributions	
Capital grants	397,408
	<u>397,408</u>
Total contributions	
Change in Net Position	(13,606,675)
Net Position, Beginning of Year	<u>289,098,045</u>
Net Position, End of Year	<u><u>\$ 275,491,370</u></u>

San Bernardino International Airport Authority

Statement of Cash Flows

Year Ended June 30, 2024

Operating Activities	
Receipts from customers	\$ 107,015,110
Payments from employees	(6,520,876)
Payments to suppliers	(96,319,920)
Net Cash Provided By Operating Activities	<u>4,174,314</u>
Capital and Capital Related Financing Activities	
Acquisition and construction of capital assets	(1,930,974)
Principal payments on leases	(475,879)
Principal payments on long term debt	(756,993)
Interest paid	(663,394)
Receipts from capital grants	370,747
Net Cash Used For Capital and Capital Related Financing Activities	<u>(3,456,493)</u>
Investing Activities	
Interest received	<u>220,066</u>
Net Cash Provided By Investing Activities	<u>220,066</u>
Net Change in Cash and Cash Equivalents	937,887
Cash and Cash Equivalents, Beginning of Year	<u>10,964,852</u>
Cash and Cash Equivalents, End of Year	<u>\$ 11,902,739</u>
Reconciliation of Cash and Cash Equivalents to the	
Cash and cash equivalents	\$ 10,452,001
Restricted cash and cash equivalents	<u>1,450,738</u>
Total Cash and Cash Equivalents	<u>\$ 11,902,739</u>

San Bernardino International Airport Authority

Statements of Cash Flows

Year Ended June 30, 2024

Reconciliation of Operating Loss to Net Cash provided by Operating Activities

Operating loss	\$ (13,742,829)
Depreciation/amortization	17,138,676
Other non-operating revenue (expenses)	(687)
Changes in Assets and Liabilities	
(Increase) decrease in accounts receivable, net	351,216
(Increase) decrease in due from related party	524,122
(Increase) decrease in prepaid expenses	56,556
(Increase) decrease in fuel inventory	15,861
(Increase) decrease in lease receivable	(1,814,341)
Increase (decrease) in accounts payable	2,502,756
Increase (decrease) in other accrued liabilities	53,065
Increase (decrease) in deposits payable	912,116
Increase (decrease) in due to related party	(2,126,690)
Increase (decrease) in deferred inflows related to leases	417,340
Increase (decrease) in compensated absences	(144,983)
Net Cash Provided by Operating Activities	<u>\$ 4,174,314</u>

Note 1 - Reporting Entity and Summary of Significant Accounting Policies

The financial statements of the San Bernardino International Airport Authority (Authority) have been prepared in accordance with generally accepted accounting principles in the United States of America. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The significant accounting and reporting policies and practices used by the Authority are described below.

Reporting Entity

The Authority is a joint powers authority created on May 12, 1992, primarily for the purpose of acquiring, operating, repairing, maintaining, and administering the aviation related portions of the former Norton Air Force Base property located in San Bernardino, California. The following are members of the Authority:

- County of San Bernardino
- City of San Bernardino
- City of Colton
- City of Highland
- City of Loma Linda

Under the terms of an Authority agreement, each member agreed to be responsible for its respective percentage of all annual expenses of the Authority. Any party who fails to pay its respective share of such expenses for a 12-month period will be automatically expelled from the Authority with remaining members then responsible for the expelled members' share of expenses. In the event of the Authority's termination, the assets of the Authority together with debts owed at that time will be transferred to the Inland Valley Development Agency (IVDA), or such other entity as may be determined pursuant to Federal and State laws then in effect.

On December 17, 1999, the Authority filed a quit claim deed, reservations, and grants of easements, and CERCLA Section 120(h) notice (Deed) issued by the U.S. Department of the Air Force, for certain real property formerly a part of Norton Air Force Base for a consideration of one dollar. Included in the Deed are certain government-owned real properties which may not be sold, transferred, donated, or otherwise disposed of by the Authority, nor may they be removed from the premises for use by the Authority elsewhere. The Authority has begun and intends to sub-lease facilities to various airport users including, but not limited to scheduled airlines, airplane mechanical services, and aircraft support services.

Under the Deed, the Authority received approximately 1,345 acres of land together with major hangar buildings, terminal facilities, runways, tower and equipment, and other buildings and facilities needed to operate the Airport. During the 2003-04 fiscal year, the land, infrastructure, land improvements, and buildings and structures acquired from the Air Force were appraised based upon fair market value at date of acquisition. These appraised properties are included in the financial statements.

Effective July 1, 1998, the U.S. Air Force and the IVDA entered into an agreement (Economic Development Conveyance #2) to transfer an additional 104 acres of property at no cost to the Authority. This is part of the public benefit transfer. All income and related expenses derived from these properties effective July 1, 1998, were transferred to the Authority.

For financial reporting purposes, the Authority has included all funds, organizations, agencies, boards, commissions, and authorities. The Authority has also considered all potential component units for which it is financially accountable and other organizations for which the nature and significance of their relationship with the Authority are such that the exclusion would cause the Authority's financial situation to be misleading or incomplete. The GASB has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the Authority to impose its will on that organization or (2) the potential for the organization to provide specific benefits to or impose specific financial burdens on the Authority.

Blended Component Unit

The San Bernardino International Airport, Inc. (SBIA, Inc.) is a California nonprofit public benefit corporation and has been recognized by the Internal Revenue Service as exempt from federal income taxes under Internal Revenue Code Section 501(c)(3). SBIA, Inc. was created for the purpose of lessening governmental burdens, by aiding the San Bernardino International Airport Authority in its efforts to promote economic development at the former Norton Air Force Base. Although the Authority does not appoint a voting majority of SBIA, Inc.'s governing body, SBIA, Inc. is fiscally dependent on the Authority, and a financial benefit/burden exists as defined by applicable GASB pronouncements. In addition, SBIA, Inc. provides services entirely, or almost entirely, to the Authority or otherwise exclusively, or almost exclusively, benefits the Authority even though it may not provide services directly to it. As a result, SBIAA, Inc. is included as a blended component unit of the Authority. The financial statements include only the financial activity of the Authority and the SBIAA, Inc., collectively referred to as the Authority. Separate financial statements of the SBIAA, Inc. are not available.

Measurement Focus and Basis of Accounting

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The accompanying financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting in conformity with accounting principles generally accepted in the United States of America. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Basis of Presentation

The statement of net position displays the Authority's assets, deferred outflows, liabilities, and deferred inflows, with the difference reported as net position. Net position is reported in the following categories/components:

Net investment in capital assets consists of net capital assets reduced by the outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction or improvement of those assets or the related debt and lease obligations and increased by balances of deferred outflows of resources related to those assets or debt and lease obligations.

Restricted net position:

Restricted – expendable net position results when constraints placed on net position use are either externally imposed or imposed through enabling legislation.

Restricted – nonexpendable net position is subject to externally imposed stipulations which require them to be maintained permanently by the Authority.

Unrestricted net position consists of net position not meeting the definition of the preceding categories. Unrestricted net position often has constraints on resources imposed by management which can be removed or modified.

When an expense is incurred that can be paid using either restricted or unrestricted resources (net position), the Authority's policy is to first apply the expense toward the most restrictive resources and then toward unrestricted resources.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

Cash and cash equivalents include highly liquid investments with an original maturity of three months or less, excluding internally designated or restricted cash and investments. For purposes of the statement of cash flows, the Authority considers all cash and investments with an original maturity of three months or less as cash and cash equivalents.

Restricted Cash and Investments

Restricted cash and investments also included assets held with fiscal agents and restricted for debt service reserve and capital projects. Investments are measured at fair value.

Inventory

Inventory is stated at lower of cost (first-in, first-out) or market and are expensed when used.

Fair Value Measurement

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. A three-tier hierarchy prioritizes the inputs used in measuring fair value. These tiers include Level 1, defined as quoted market prices in active markets for identical assets or liabilities; Level 2, defined as inputs other than quoted market prices in active markets that are either directly or indirectly observable; and Level 3, defined as significant unobservable inputs therefore, requiring an entity to develop its own assumptions. The asset's or liability's fair value measurement within the hierarchy is based on techniques that maximize the use of relevant observable inputs and minimizes the use of unobservable inputs.

Assets or liabilities measured and reported at fair value are classified and disclosed in one of the three following categories:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Authority has the ability to access.

Level 2 - Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets.
- Quoted prices for identical or similar assets or liabilities in inactive markets.
- Inputs, other than quoted prices, those are observable for the asset or liability.
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified contractual term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset's or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Investment Income

Interest, dividends, gains, and losses, both realized and unrealized, on investments and deposits are included in nonoperating revenues when earned.

Capital Assets

Capital assets are capitalized at historical cost or estimated historical cost for assets where actual historic cost is not available. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that would have been paid to acquire an asset with equivalent service potential on the date of the donation. The Authority maintains a threshold level of \$10,000 or more for capitalizing capital assets. Federally funded assets maintain a threshold of \$5,000 or more for capitalizing capital assets. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Land and construction in progress are not depreciated. The other tangible and intangible property, plant, equipment, the right to use leased assets, and infrastructure of the Authority are depreciated/amortized using the straight-line method over the following estimated useful lives:

Assets	Years
Infrastructure	40-75 years
Land improvements	5-20 years
Buildings and structures	10-50 years
Furniture and fixtures	5-7 years
Machinery and equipment	5-20 years
Vehicles	5-10 years
Right to use leased assets	2-10 years

Right to use leased assets are recognized at the lease commencement date and represent the Authority's right to use an underlying asset for the lease term. Right to use leased assets are measured at the initial value of the lease liability plus any payments made to the lessor before commencement of the lease term, less any lease incentives received from the lessor at or before the commencement of the lease term, plus any initial direct costs necessary to please the lease asset into service. Right to use leased assets are amortized over the shorter of the lease term or useful lives of the underlying asset using the straight-line method. The amortization period varies from 3 to 7 years.

Lease Receivables

Lease receivables are recorded by the Authority as the present value of future lease payments expected to be received from the lessee during the lease term, reduced by any provision for estimated uncollectible amounts. Lease receivables are subsequently reduced over the life of the lease as cash is received in the applicable reporting period. The present value of future lease payments to be received are discounted based on the interest rate the Authority charges the lessee.

Long-Term Obligations

The Authority reports long-term debt and other long-term obligations in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenses when incurred.

Lease Liabilities represent the Authority's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the lease commencement date based on the present value of future lease payments expected to be made during the lease term. The present value of lease payments is discounted based on a borrowing rate determined by the Authority.

Compensated Absences

In accordance with generally accepted accounting principles, an employee benefits payable liability is recorded for unused vacation and similar compensatory leave balances, with maximum unused balance caps for varying lengths of service with the Authority. The employee's entitlements to these balances are attributable to services already rendered and it is probable that virtually all of these balances will be liquidated by either paid time off or payments upon termination or retirement.

Revenues and Expenses

Revenues and expenses are distinguished between operating and non-operating items. Operating revenues generally result from providing services in connection with the Authority's principal ongoing operations. The principal operating revenues of the Authority are charges for rent, leases and storage, and fuel sales.

Operating expenses include administrative, maintenance, and operations costs of the Authority's facilities, along with depreciation of capital assets. All revenue and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Grants and Contributions

The Authority receives grants and contributions from governmental and private entities. Grants and contributions may be restricted for either specific operating purposes or for capital purposes. Amounts that are unrestricted or that are restricted to a specific operating purpose are reported as nonoperating revenue. Amounts restricted for capital acquisitions are reported after nonoperating revenues and expenses.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Authority currently has no items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The Authority has one type of item that qualifies for reporting in this category. Deferred inflows related to leases where the Authority is the lessor and is reported in the statement of net position. The deferred inflows of resources related to leases are recognized as an inflow of resources (revenue) on the straight-line basis over the term of the lease.

Effect of New Governmental Accounting Standards Board (GASB) Pronouncements**Effective in Current Fiscal Year**

GASB Statement No. 99 – In April 2022, the GASB issued Statement No. 99, *Omnibus 2022*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing (1) practice issues that have been identified during implementation and application of certain GASB Statements and (2) accounting and financial reporting for financial guarantees. The Statement is effective immediately for the requirements related to extension of the use of LIBOR, accounting for SNAP distributions, disclosures of nonmonetary transactions, pledges of future revenues by pledging governments, clarification of certain provisions in Statement 34, as amended, and terminology updates related to Statement 53 and Statement 63. The Statement is effective for fiscal year years beginning after June 15, 2022, for requirements related to leases, PPPs, and SBITAS. The Authority has determined that this Statement does not have a material impact on the financial statements.

GASB Statement No. 100 – In June 2022, the GASB issued Statement No. 100, *Accounting Changes and Error Corrections*. The objective of this Statement is to enhance accounting and financial reporting requirements for accounting changes and error corrections to provide more understandable, reliable, relevant, consistent, and comparable information for making decisions or assessing accountability. This Statement requires disclosure in notes to financial statements of descriptive information about accounting changes and error corrections, such as their nature. In addition, information about the quantitative effects on beginning balances of each accounting change and error correction should be disclosed by reporting unit in a tabular format to reconcile beginning balances as previously reported to beginning balances as restated. The Authority has determined that this Statement does not have a material impact on the financial statements.

Effective in Future Fiscal Years

The GASB has issued the following pronouncements that have effective dates which may impact future financial statement presentation. The Authority has not determined the effect of the following Statements:

GASB Statement No. 101 – Compensated Absences

GASB Statement No. 102 – Certain Risk Disclosures

GASB Statement No. 103 – Financial Reporting Model Improvements

GASB Statement No. 104 – Disclosure of Certain Capital Assets

Note 2 - Cash and Investments

Cash and investments as of June 30, 2024 are classified in the accompanying financial statements as follows:

Statement of Net Position	
Cash and cash equivalents	\$ 10,452,001
Restricted cash and cash equivalents	<u>1,450,738</u>
Total cash and investments	<u><u>\$ 11,902,739</u></u>

Cash and investments as of June 30, 2024 consist of the following:

Deposits with financial institutions	\$ 10,113,852
Cash on hand	1,000
Investments in LAIF	337,149
Investments held with fiscal agent	<u>1,450,738</u>
Total cash and investments	<u>\$ 11,902,739</u>

Investments Authorized by the California Government Code and the Authority's Investment Policy

The table below identifies the investment types that are authorized for the Authority by the California Government Code (or the Authority's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the Authority's investment policy, where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the Authority, rather than the general provisions of the California Government Code or the Authority's investment policy.

Authorized Investment Type	Maximum Maturity	Maximum Percentage	Maximum Investment in One Issuer
Local agency bonds	5 years	None	None
U.S. Treasury obligations	5 years	None	None
U.S. agency securities	5 years	None	None
Banker's acceptances	180 days	40%	30%
State Bonds or Other Indebtedness	270 days	25%	10%
Commercial paper	5 years	30%	None
Negotiable certificates of deposit	1 year	None	None
Repurchase agreements	92 days	20% of base value	None
Reverse repurchase agreements	5 years	30%	None
Medium-term notes	N/A	20%	10%
Mutual funds	N/A	20%	10%
Money market mutual funds	5 years	20%	None
Mortgage pass-through securities	N/A	None	None
County pooled investment funds	N/A	None	\$75M per account
Local agency investment fund (LAIF)	N/A	None	None
JPA pools (other investment pools)	N/A	None	None

Investments Authorized by Debt Agreements

Investment of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the Entity's investment policy. The table below identifies the investment types that are authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk, credit risk, and concentration of credit risk.

Authorized investment type	Maximum Maturity	Maximum Percentage	Maximum Investment in One Issuer
U.S. Treasury obligations	None	None	None
U.S. agency securities	None	None	None
Banker's acceptances	180 days	None	None
Commercial paper	270 days	None	None
Money market mutual funds	N/A	None	None
Investment contracts	30 years	None	None
Local agency investment fund (LAIF)	N/A	None	\$75M per account

Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market rates. One of the ways that the Authority manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturing evenly over time as necessary to provide the cash flow and liquidity needed for operations. Information about the sensitivity of the fair values of the Authority's investments to market interest rate fluctuations is provided by the following table that shows the distribution of investments by maturity as of June 30, 2024:

Investment Type	Carrying Amount	Rating	Investment Maturities (in Years)	
			Less Than 1	1 - 5
Money Market Mutual Funds	\$ 1,450,738	AAAm	\$ 1,450,738	\$ -
Local Agency Investment Fund	337,149	Not Rated	337,149	-
Total	<u>\$ 1,787,887</u>		<u>\$ 1,787,887</u>	<u>\$ -</u>

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The CGC limits the minimum rating required for each investment type. The LAIF is not rated.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The California Government Code and the Authority's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

As of June 30, 2024, the Authority had deposits with bank balances of \$10,081,497. Up to \$500,000 of the Authority's deposits were covered by federal deposit insurance, and \$9,581,497 was collateralized (i.e., collateralized with securities held by the pledging financial institutions of at least 110% of the Authority's cash deposits, in accordance with the Code). The collateralized securities are not held in the Authority's name.

Investment in State Investment Pool

The Authority is a voluntary participant in the State of California Local Agency Investment Fund (LAIF), which is a part of the Pooled Money Investment Account that is regulated by the California Government Code under the oversight of the State Treasurer, Director of Finance, and State Controller. The Authority's investment in this pool is reported in the accompanying financial statements at cost, which approximates fair value at amounts based upon the Authority's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Investments in LAIF are highly liquid, as deposits can be converted to cash within 24 hours without loss of interest. All investments with LAIF are secured by the full faith and credit of the State of California. Separate LAIF financial statements are available from the California State Treasurer's Office on the Internet at www.treasurer.ca.gov.

Fair Value Measurements

Assets measured at fair value on a recurring basis and the related fair value of these assets as of June 30, 2024, are as follows:

<u>Investments by fair value</u>	<u>Fair Value</u>	<u>Quoted Prices in Active Markets for Identical Assets (Level 1)</u>	<u>Significant Other Observable Inputs (Level 2)</u>	<u>Significant Unobservable Inputs (Level 3)</u>
Held with fiscal agent:				
Money Market Mutual Funds	\$ 1,450,738	<u>\$ 1,450,738</u>	<u>\$ -</u>	<u>\$ -</u>
Investments not measured at fair value or subject to fair value hierarchy				
Local Agency Investment Fund	<u>337,149</u>			
Total Investments	<u>\$ 1,787,887</u>			

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments in the Local Agency Investment Fund are not subject to the fair value hierarchy but are reported at the amortized cost.

The value of publicly traded assets, which would be listed as Level 1, are based on unaffiliated industry sources believed to be reliable. Values for non-publicly traded assets, listed as Level 2, may be determined from other unaffiliated sources. Assets for which a current value is unavailable, which would be listed as Level 3, may be reflected at the last reported price or at par, using the best information available in the circumstances.

The Authority's investments in money market mutual funds, are based on quoted market prices for identical investments in an inactive market or similar investments in markets that are either active or inactive.

Deposits and withdrawals in governmental investment pools, such as LAIF are made on the basis of \$1 and not fair value. Accordingly, the Authority's proportionate share in these types of investments is an uncategorized input not defined as a Level 1, Level 2, or Level 3 input.

Note 3 - Receivables**Accounts Receivable**

Accounts receivable consist of fuel sales and short-term and regulated lease revenues and are reported net of uncollectible amounts. Accounts receivable reported for the Authority in the Statement of Net Position as of June 30, 2024, are net of an allowance for doubtful accounts of \$713,656.

Lease Receivable

Lease receivable activity for the year ended June 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Lease Receivable	\$ 2,054,155	\$ 2,897,270	\$ (1,082,929)	\$ 3,868,496	\$ 1,339,862
Leases receivable	<u>\$ 2,054,155</u>	<u>\$ 2,897,270</u>	<u>\$ (1,082,929)</u>	<u>\$ 3,868,496</u>	<u>\$ 1,339,862</u>

The Authority has accrued a receivable for 2 land leases and 3 building leases. The remaining receivable for these leases was \$3,868,496 for the year ended June 30, 2024. Deferred inflows related to these leases were \$3,646,698 as of June 30, 2024. Interest revenue recognized on these leases was \$54,124 for the year ended June 30, 2024. Principal receipts of \$1,082,929 were recognized during the fiscal year. The interest rate on the leases ranged from .3080% - 2.00%. Final receipt is expected in fiscal year 2029.

The future lease payments expected to be collected from these leases are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 1,339,862	\$ 49,529	\$ 1,389,391
2026	1,061,700	33,462	1,095,162
2027	645,974	20,646	666,620
2028	676,528	8,272	684,800
2029	144,432	179	144,611
Total	<u>\$ 3,868,496</u>	<u>\$ 112,088</u>	<u>\$ 3,980,584</u>

Leases Paid in Advance

Deferred inflows related to leases includes an amount that was prepaid by a lessee commencing in fiscal year 2017. Lease revenue for the prepaid lease is amortized over the life of the lease agreement, through fiscal year 2041. Lease revenue recognized on this lease was \$1,020,000 for the year ended June 30, 2024, and the unamortized balance of the deferred inflows related to the prepaid lease was \$9,031,250 as of June 30, 2024.

Regulated Leases

For certain lease agreements for airport gates, aprons, buildings and structures designated for aeronautical use, specific terms are regulated by the Federal Aviation Administration (FAA). The Authority entered into various lease agreements for the right to use these airport gates, aprons, buildings and structures designated for aeronautical use to third parties in accordance with these provisions set by the FAA. Specified regulated terms include limits on lease rates, consistency of lease rates for all lessees, and leasing opportunities made available to any potential lessees if the facilities are vacant. The lease revenue related to these regulated agreements amounted to \$5,335,237 for the year end June 30, 2024.

San Bernardino International Airport Authority

Notes to Financial Statements

June 30, 2024

Expected future minimum receipts under these agreements are as follows:

<u>Year Ending June 30,</u>	<u>Future Minimum Expected Receipts</u>
2025	\$ 5,871,525
2026	4,424,611
2027	4,305,803
2028	3,517,826
2029	3,221,705
2030-2034	17,053,624
2035-2039	19,464,511
2040-2044	22,215,047
2045-2049	25,368,104
2050-2054	28,968,685
2055-2059	10,523,562
	<u>\$ 144,935,003</u>

San Bernardino International Airport Authority

Notes to Financial Statements

June 30, 2024

Note 4 - Capital Assets

Capital assets activity for the year ended June 30, 2024 is presented as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets, Not Being Depreciated				
Land	\$ 38,157,796	\$ -	\$ -	\$ 38,157,796
Construction in progress	64,569	411,001	-	475,570
Total capital assets, not being depreciated	38,222,365	411,001	-	38,633,366
Capital Assets, Being Depreciated/Amortized				
Infrastructure	147,341,147	552,480	-	147,893,627
Land improvements	63,387,788	316,184	-	63,703,972
Building and structures	379,325,774	88,053	-	379,413,827
Furniture and fixtures	104,408	1	-	104,409
Machinery and equipment	10,197,970	369,958	36,092	10,604,020
Vehicles	2,427,247	450,380	(36,092)	2,841,535
Right to use lease - land	198,448	-	(198,448)	-
Right to use lease - vehicles	2,574,251	-	(58,635)	2,515,616
Total capital assets, being depreciated/amortized	605,557,033	1,777,056	(257,083)	607,077,006
Less Accumulated Depreciation/Amortization				
Infrastructure	(110,438,310)	(3,371,652)	-	(113,809,962)
Land improvements	(56,367,541)	(961,363)	-	(57,328,904)
Buildings and structures	(156,793,413)	(11,655,922)	-	(168,449,335)
Furniture and fixtures	(91,014)	(2,976)	-	(93,990)
Machinery and equipment	(6,802,854)	(661,192)	-	(7,464,046)
Vehicles	(2,057,377)	(163,890)	-	(2,221,267)
Right to use lease - land	(99,224)	(33,075)	132,299	-
Right to use lease - vehicles	(528,766)	(288,606)	58,634	(758,738)
Total accumulated depreciation/amortization	(333,178,499)	(17,138,676)	190,933	(350,126,242)
Total capital assets being depreciated/ amortized, net	272,378,534	(15,361,620)	(66,150)	256,950,764
Total capital assets, net	\$ 310,600,899	\$ (14,950,619)	\$ (66,150)	\$ 295,584,130

Depreciation/amortization expense for the year ended June 30, 2024 was \$17,138,676.

Note 5 - Long-Term Obligations

Long-term obligation activity for the year ended June 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Notes from Direct Borrowings					
2021A Airport Refunding					
Revenue Bonds	\$ 7,500,658	\$ -	\$ (756,993)	\$ 6,743,665	\$ 785,304
2021B Airport Revenue Bonds	4,850,565	-	-	4,850,565	-
Leases	1,722,846	-	(475,879)	1,246,967	365,460
Total	<u>\$ 14,074,069</u>	<u>\$ -</u>	<u>\$ (1,232,872)</u>	<u>\$ 12,841,197</u>	<u>\$ 1,150,764</u>

Direct Borrowings**Taxable Airport Revenue Refunding Bonds, Series 2021A**

On July 9, 2021, the Authority issued \$8,999,077 in Airport Revenue Refunding Bonds, Series 2021A, to provide funds to refund, on a current basis, the Authority's outstanding IVDA, Hanger 795 Improvement and GA Hanger loans due to IVDA, fund the Series 2021A reserve account, pay costs of issuance of the Series 2021A bonds.

Interest on the Airport Revenue Refunding Bonds, Series 2021A is payable semiannually on December 1 and June 1 at a rate of 3.74%. Mandatory sinking fund deposits to retire the bonds on their term maturity dates, ranging from \$589,840 to \$978,878, are due annually through June 1, 2032.

The Authority has pledged its gross revenue as security for the Airport Revenue Refunding Bonds, Series 2021A and these obligations contain a provision that in an event of default, the outstanding amounts become immediately due if the Authority is unable to make a payment.

Airport Revenue Bonds, Series 2021B

On August 12, 2021, the Authority issued \$4,850,565 in Airport Revenue Bonds, Series 2021B, to provide funds to pay the costs of the acquisition, installation, and construction of certain public capital improvements consisting of planned improvements to its existing fuel farm, including a new 375,000 gallon Jet A fuel tank, new fuel delivery island, and related controls and equipment improvements, thereby expanding existing facilities from 150,000 gallon storage with one refuel station to 500,000 gallon storage with two refuel stations, to support increased volume of aircraft fueling, fund the Series 2021B reserve account and pay costs of issuance of the Series 2021B bonds.

Interest on the Airport Revenue Bonds, Series 2021B is payable semiannually on December 1 and June 1 at a rate of 3.37%. Mandatory sinking fund deposits to retire the bonds on their term maturity dates, ranging from \$425,617 to \$1,161,828, are due annually commencing June 1, 2032, through June 1, 2036.

San Bernardino International Airport Authority

Notes to Financial Statements

June 30, 2024

The Authority has pledged its gross revenue as security for the Airport Revenue Bonds, Series 2021B and these obligations contain a provision that in an event of default, the outstanding amounts become immediately due if the Authority is unable to make a payment.

Scheduled debt service requirements for the Authority's bonds payable are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 785,304	\$ 415,677	\$ 1,200,981
2026	814,675	386,307	1,200,982
2027	845,144	355,838	1,200,982
2028	876,752	324,230	1,200,982
2029	909,542	291,439	1,200,981
2030-2034	5,077,034	927,873	6,004,907
2035-2036	2,285,779	116,184	2,401,963
Total	<u>\$ 11,594,230</u>	<u>\$ 2,817,548</u>	<u>\$ 14,411,778</u>

Leases

In prior years, the Authority entered into 8 lease agreements as lessee for the use of land and vehicles. As of June 30, 2024, the value of the lease liability was \$1,246,967. The Authority is required to make monthly principal and interest payments ranging from \$6,191 to \$93,948 through April 2029. The lease liability was valued using discount rates between 0.411% and 2.43% based on the Authority's incremental borrowing rate at the inception of the leases.

Remaining principal and interest payments on leases are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 365,460	\$ 20,832	\$ 386,292
2026	316,105	15,455	331,559
2027	235,196	10,451	245,648
2028	190,699	5,797	196,496
2029	139,507	1,415	140,922
Total	<u>\$ 1,246,967</u>	<u>\$ 53,950</u>	<u>\$ 1,300,917</u>

Compensated Absences

Accumulated vacation, holiday, sick pay, and compensatory times are recorded as an expense and liability as these benefits are earned. Compensated absences activity for the year ended June 30, 2024 is as follows:

Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
\$ 598,548	\$ 134,565	\$ 279,548	\$ 453,565	\$ 226,783

Note 6 - Net Position**Restricted Net Position**

The Authority received capital grant contributions from the Inland Valley Development Agency during the years ended June 30, 2008 through 2011. The capital grant contributions were received with restrictions for Building No. 56, Mt. View Street, and Solar Power capital projects. In addition, the Authority holds a \$50,000 expendable endowment from the County of San Bernardino Flood Control District. This expendable endowment is to provide long-term conservation management over certain County property which was conveyed to the Authority in 2013. As the Authority recognizes expenses related to these capital projects, restricted net position is reduced. Net position restricted as of June 30, 2024 is as follows:

Net Position Restricted for Capital Projects	
Endowment	\$ 50,000
Building No. 56	229,534
Airport Capital Projects	<u>1,847,113</u>
Total restricted net position	<u>\$ 2,126,647</u>

Note 7 - Condensed Combining Information

The following summarizes combining information for the Authority and SBIAA, Inc., which has been presented as a blended component unit, as of and for the year ended June 30, 2024.

Statement of net position as of June 30, 2024:

	Authority	SBIAA, Inc.	Eliminations	Total
Assets				
Total assets	<u>\$ 316,118,613</u>	<u>\$ 213,342</u>	<u>\$ (7,050)</u>	<u>\$ 316,324,905</u>
Liabilities				
Total liabilities	<u>28,052,260</u>	<u>104,014</u>	<u>(687)</u>	<u>28,155,587</u>
Deferred Inflows of Resources	<u>12,677,948</u>	<u>-</u>	<u>-</u>	<u>12,677,948</u>
Net Position				
Net investment in capital assets	282,742,933	-	-	282,742,933
Restricted for capital projects	2,126,647	-	-	2,126,647
Unrestricted	<u>(9,487,538)</u>	<u>109,328</u>	<u>-</u>	<u>(9,378,210)</u>
Total net position	<u>\$ 275,382,042</u>	<u>\$ 109,328</u>	<u>\$ -</u>	<u>\$ 275,491,370</u>

San Bernardino International Airport Authority

Notes to Financial Statements

June 30, 2024

Revenues, expenses and changes in net position for the year ended June 30, 2024:

	Authority	SBIAA, Inc.	Eliminations	Total
Operating Revenue	\$ 107,465,087	\$ 89,550	\$ (50,000)	\$ 107,504,637
Operating Expenses	121,277,604	19,862	(50,000)	121,247,466
Operating income (loss)	(13,812,517)	69,688	-	(13,742,829)
Net nonoperating revenues	(261,254)	-	-	(261,254)
Income (loss) before contributions	(14,073,771)	69,688	-	(14,004,083)
Contributions	397,408	-	-	397,408
Change in net position	(13,676,363)	69,688	-	(13,606,675)
Net position, beginning of year	289,059,092	38,953	-	289,098,045
Net position, end of year	\$ 275,382,729	\$ 108,641	\$ -	\$ 275,491,370

Cash flows for the year ended June 30, 2024:

	Authority	SBIAA, Inc.	Total
Net cash from operating activities	\$ 3,996,357	\$ 177,957	\$ 4,174,314
Net cash (used for) capital and capital related financing activities	(3,456,493)	-	(3,456,493)
Net cash from investing activities	220,066	-	220,066
Net change in cash and cash equivalents	759,930	177,957	937,887
Cash and cash equivalents, beginning of year	10,954,527	10,325	10,964,852
Cash and cash equivalents, end of year	\$ 11,714,457	\$ 188,282	\$ 11,902,739

Note 8 - Risk Management

The Authority is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the Authority carries commercial insurance. Premiums are paid annually by the Authority. Claims liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. As of June 30, 2024, there were no such liabilities to be reported.

Note 9 - Related Party Transactions

The Authority shares certain common expenses with the Inland Valley Development Agency (IVDA), a related party by virtue of common control. These expenses, which include salaries, benefits, services, and supplies, are appropriately allocated between the two governments. The Authority's allocable share of the expenses paid by the IVDA are reported as due to related party and the IVDA's allocable share of the expenses paid by the Authority are reported as due from related party and are essentially short-term advances of working capital. The advances are non-interest bearing and due on demand. The amount due from IVDA at June 30, 2024 was \$226,061. The amount due to IVDA at June 30, 2024 was \$1,967,583.



Supplementary Information
June 30, 2024


San Bernardino International Airport Authority

San Bernardino International Airport Authority
Supplementary Information
Schedule of General and Administrative Expenses
Year Ended June 30, 2024

General and Administrative	
Salaries and wages	\$ 3,300,706
Director's fees	15,000
Travel expenses	69,185
Dues and subscriptions	49,987
Meeting and conferences	170,547
Office expense	44,629
Advertising and marketing	1,071,796
Professional services:	
Legal	175,245
Accounting	50,610
Other	652,017
Telephone	163,614
Software	243,554
Other expenses	<u>83,902</u>
Total	<u><u>\$ 6,090,792</u></u>

San Bernardino International Airport Authority
Supplementary Information
Schedule of Operating and Maintenance Expenses
Year Ended June 30, 2024

Maintenance and Operations	
Salaries and benefits	\$ 6,041,939
Security	1,223,644
ARFF services	1,153,406
Insurance	1,284,924
Communications	414,937
Fees	160,074
Gas/diesel/fuel	425,312
Janitorial	392,407
Lease expense	33,025
Maintenance and repairs	2,463,316
Parts/supplies	32,387
Other expenses	47,625
Special event expenses	99,170
SBIA, Inc. expense	18,850
U.S. Customs	281,426
Utilities/maintenance fees	<u>1,866,651</u>
Total	<u><u>\$ 15,939,093</u></u>

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 10</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: APPROVE A TECHNICAL CORRECTION TO AMENDMENT NO. 1 TO THE AMENDED AND RESTATED LAND LEASE AGREEMENT WITH ASHLEY FURNITURE INDUSTRIES, LLC FOR APPROXIMATELY 11.98 ACRES OF PROPERTY

SUMMARY

Amendment No. 1 to the Amended and Restated Lease with Ashley Furniture Industries, LLC was previously approved on February 26, 2025. At that time, the total project construction cost referenced was \$7,500,000. Given recent cost escalations, the total project construction cost was adjusted to an amount not to exceed \$7,700,000. The revised Amendment No. 1 is attached for reference.

RECOMMENDED ACTION(S)

Approve a technical correction to Amendment No. 1 to the Amended and Restated Land Lease Agreement with Ashley Furniture Industries, LLC for approximately eleven point nine eight (11.98) acres of property; and authorize the Chief Executive Officer to execute all related documents, subject to technical and conforming changes as approved by Legal Counsel.

FISCAL IMPACT

None for Fiscal Year 2024-25. A \$226,021 increase, over 12 months, in estimated revenues for the San Bernardino International Airport Authority Fiscal Year 2025-26 Budget in the Development and Properties Department, Budget Class 44 – Land & Non-Terminal Facility Leases and Licenses Revenue.

PREPARED BY:	Darrell Hale
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	Michael Burrows

BACKGROUND INFORMATION

Amendment No. 1 to the Amended and Restated Lease with Ashley Furniture Industries, LLC was previously approved on February 26, 2025. At that time, the total project construction cost referenced was \$7,500,000. Given recent cost escalations, the total project construction cost is an amount not to exceed \$7,700,000, and the amendment has been updated to reflect this change. The revised Amendment No. 1 is attached for reference.

On June 1, 2024, the San Bernardino International Airport Authority (SBIAA) and Ashley Furniture Industries, LLC (Ashley) entered into a long-term land lease agreement for approximately 11.98 acres of land north of the San Bernardino International Airport for development of an off-site parking facility. Due to significant cost escalations encountered during construction related to concrete debris discovered during rough grading phase, certain updates are needed to make the business terms workable for both parties. The unforeseen conditions resulted in a need for Ashley to halt grading, bring in a crushing operation on-site, and re-grade a substantial portion of the property. This resulted in an increase in Ashley's project costs of over \$600,000. As a result, the parties now propose to amend the initial lease term from twelve (12) years to fifteen (15) years to allow for additional capitalization of Lessee's Premises Improvements and stabilize lease revenues to SBIAA.

Principal lease terms and conditions of the proposed Amendment No. 1 to the Amended and Restated Lease by and between SBIAA and Ashley are as follows:

- Premises: approximately 11.98 acres of land (521,848 square feet)
- Lease Term: Fifteen (15)-years
- 3% annual CPI adjustments
- Security Deposit: Two (2) month's rent upon execution of Lease
- Monthly initial lease revenue of \$18,835 per month (\$226,021 annually)
- Ashley to construct an off-site parking facility at its sole cost and expense pursuant to City of San Bernardino development code requirements
- Upon completion of Lessee's Premises Improvements, SBIAA to provide a rent credit based on the actual verified construction costs in an amount not to exceed \$7,700,000, amortized over the initial lease term
- Effective in year 10 of the lease, SBIAA shall retain a limited right to recapture use of the premises for airport purposes, subject to remittance to Ashley of the then unamortized value of the cost of the improvements
- Ashley to maintain all portions of the premises and pay all applicable utility charges; electric, water, and sewer
- Ashley to pay all applicable possessory interest taxes and maintain commercial general liability and fire insurance coverage naming SBIAA as an additional insured
- Ashley to comply with all applicable laws, Airport, FAA, and local rules and regulations
- Upon termination of the lease, all improvements shall revert to SBIAA ownership

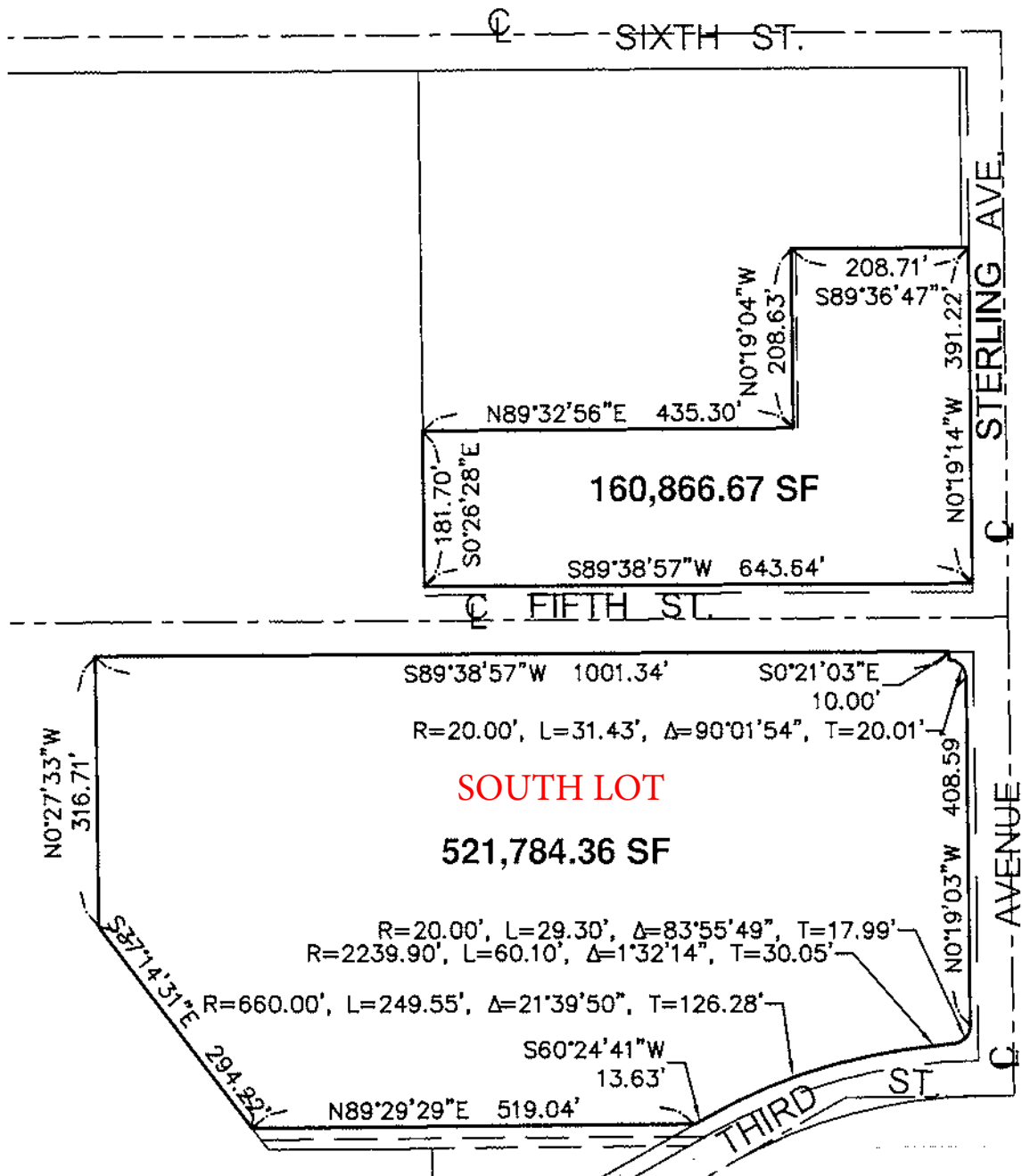
Ashley has obtained all required development permits from the City of San Bernardino and is continuing its construction work with an estimated completion date in the Summer of 2025.

As the proposed amended and restated lease would generate about \$6.995 Million in revenue over the term, Staff recommends the Commission approve the above recommended action.

Attachments:

1. Site Map
2. Form of Amendment No. 1

EXHIBIT "B"



SCALE: 1"=200'



W.J. McKEEVER, INC.

CIVIL ENGINEERING

900 E. WASHINGTON STREET, SUITE 208
 COLTON, CALIFORNIA 92324
 P/L: (909) 825-8048
 FAX: (909) 825-8639

AMENDMENT NO. 1 TO THE AMENDED AND RESTATED LEASE AGREEMENT

This AMENDMENT NO. 1 TO THE AMENDED AND RESTATED LEASE AGREEMENT (this “Amendment”) is dated March __, 2025, (the “Amendment Date”, by and between the SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY, a joint powers authority (“Lessor”), and ASHLEY FURNITURE INDUSTRIES, LLC., a Wisconsin limited liability company, (“Lessee”).

BACKGROUND:

- A. On June 1, 2024, Lessor and Lessee entered into an Amended and Restated Lease for certain real property located north of the San Bernardino International Airport comprised of approximately 11.98 acres of land (approximately 647,804 square feet) (the “Lease”) in San Bernardino, California referred to as the South Lot as more specifically described in Exhibit A of the Lease (the “Premises”).
- B. The initial term of the Lease is currently twelve (12) years from the completion of the Premises Improvements consisting of a commercial parking facility pursuant to City of San Bernardino requirements.

The Lease is amended as set forth below:

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree to amend the Lease as follows:

- 1. Delete the existing Paragraph 6.0 Term and substitute therefore, the following as a new Paragraph 6.0 Term:

6.0 Term. The initial term of this Lease shall commence on the date LESSOR and LESSEE have both approved, in writing, completion of the construction and installation of the Premises Improvements as set forth in Paragraph 4.1 and shall terminate on a date which is fifteen (15) years thereafter. Upon request, LESSEE and LESSEE will sign a commencement document confirming the commencement and end dates of the initial term.

- 2. Delete the existing Paragraph 8.1.1 and substitute therefore, the following as a new Paragraph 8.1.1 Rent Abatement:

8.1.1 Rent Abatement. LESSOR hereby acknowledges that the timely and workmanlike completion of the Premises Improvements by LESSEE, as more specifically described in Section 4.1, above, is an inducement to entering into this Lease. Provided that LESSEE has completed the Premises Improvements and submitted suitably detailed documentation of payments for actual costs for design, entitlement, and construction work for said improvements to LESSOR on or before the eighteenth (18th) month after the Effective Date in an amount not to exceed Seven Million Seven Hundred Thousand Dollars (\$7,700,000), and thereafter, LESSOR’s written acceptance of LESSEE’s Premises Improvements shall invoke a per square foot, per month Rent credit during the Initial Term of this Lease. Such amount not to exceed threshold shall be subject to an additional ten percent (10%) contingency to be mutually agreed upon by the parties upon reconciliation of actual costs incurred. Excluding any unforeseen (i) governmental delays related to obtaining the necessary permits or approvals to proceed with the Premises Improvements or (ii) delays from the

utility companies serving the Premises with regards to LESSEE obtaining any utility related to or necessary for the Premises Improvements, in the event that construction of the Premises Improvements is completed prior to the eighteenth (18th) month after the Effective Date, such rent credit will be applied upon LESSOR's written acceptance of the Premises Improvements. In the event of a delay set forth in the preceding sentence, the 18 month period shall be extended on a day for day basis for each day of delay. In no event shall such rent credits extend to any Lease extensions or optional terms. Rent credits shall be initially based upon the final accepted bids for the Premises Improvements and shall be amortized and applied over the twelve year initial term at a repayment interest rate of six percent (6%) simple. Rent credits will be recalculated when the actual costs of the Premises Improvements are known, to equal the actual cost of the Premises Improvements amortized at six percent (6%) simple over the remaining months of the Lease initial term. Actual costs shall be reconciled within thirty (30) calendar days of completion of the work.

3. Miscellaneous.

- a. Full Force and Effect. Except as expressly amended hereby, all other items and terms of the Lease remain unchanged and continue to be in full force and effect.
- b. Ratification. The Lease as amended and modified hereby, is ratified and confirmed by the parties as being in full force and effect.
- c. Conflicts. The terms of this Amendment will control over any conflicts between it and the terms of the Lease.
- d. Counterparts. This Amendment may be executed in multiple counterparts, and each counterpart when fully executed and delivered will constitute an original instrument, and all such multiple counterparts will constitute but one and the same instrument.

EXECUTED as of the date first above written.

LESSOR:

SAN BERNARDINO INTERNATIONAL AIRPORT
AUTHORITY, a Joint Powers Authority

By: _____
Name: Michael Burrows
Title: Chief Executive Officer


Date: _____

LESSEE:

ASHLEY FURNITURE INDUSTRIES, LLC, a
Wisconsin Limited Liability Company

By: _____
Name: _____
Title: _____

Date: _____

	<p>TO: San Bernardino International Airport Authority Commission</p> <p>DATE: March 26, 2025</p> <p>ITEM NO: 11</p> <p>PRESENTER: Michael Burrows, Chief Executive Officer</p>
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SUBJECT: REVIEW STATUS OF THE ACTION PLAN FOR THE SAN BERNARDINO INTERNATIONAL AIRPORT AUTHORITY (SBIAA) THROUGH JUNE 30, 2025

SUMMARY

On December 16, 2015, the SBIAA Commission adopted a Strategic Plan and in January 2020 updated its Business Plan and near term outlook. These helped identify key dates and deliverables in an effort to focus San Bernardino International Airport Authority (SBIAA) Staff and Resources to increase organizational, operational efficiencies and results.

RECOMMENDED ACTION(S)

Review the Action Plan for the San Bernardino International Airport Authority through June 30, 2025.

FISCAL IMPACT

None. The proposed plan identifies staff resources for which funding is included in the General Fund of the adopted San Bernardino International Airport Authority (SBIAA) Budget for Fiscal Year 2024-25.

PREPARED BY:	Michael Burrows
CERTIFIED AS TO AVAILABILITY OF FUNDS:	Mark Cousineau
APPROVED AS TO FORM AND LEGAL CONTENT:	Scott Huber
FINAL APPROVAL:	SBIAA Commission

BACKGROUND INFORMATION

The Action Plan identifies key dates and deliverables in an effort to focus San Bernardino International Airport Authority (SBIAA) Staff and Resources to increase organizational and operational efficiencies.

This status is offered for consideration and review. Updates and adjustments should be made, as appropriate, at each monthly interval.

For review and discussion.

Attachments:

1. SBIAA Action Plan

June 30, 2025 – Airport Focal Areas



Ensure Operational & Financial Stability

Stabilize Revenue Streams & Sources

Good Neighbor Program

Airport Outreach:

Business Retention & Expansion

EV & Solar Projects

FAA Taxiway Project

Grant Programs & Initiatives

International Trade

San Manuel Development



San Bernardino International Airport Authority

Action Plan for SBIAA (6/30/25)

Month	Key Initiative	Key Resources	Completion Date
January, 2025	Airport Operations Update; FAA Reporting; Good Neighbor Report	SBIAA Commission, CEO, Director of Aviation, Airport Manager, Director of Finance	January, 2025
February , 2025	Mid-Year Budget Adjustments; FAA Emergency Exercise; Provo Nonstop Service	Director of Aviation, Airport Manager, Director of Finance, Director of Administration	February, 2025
March, 2025	Legislative Updates; Operational Updates	CEO, Director of Administration, Director of Aviation, Director of Finance	March, 2025
April, 2025	Grant Program & Initiatives	Director of Finance, Director of Aviation, Project Manager	April, 2025
May, 2025	International Trade Initiatives; Draft Annual Budget Preparation and Review	SBIAA Commission & Committee, CEO, Director of Finance, Exec Staff	May, 2025
June, 2025	Adopt Annual Budget	SBIAA Commission & Committee, CEO., Aviation Director, Director of Finance, Exec Staff	June, 2025

SBIAA Near-Term Action Plan – Implementation



March 2025

Sub-Initiative Status:



Incomplete In Process Completed

Stabilize Tenants & Infrastructure



Review Operational Plans



FAA Taxiway Project



Implement New Operational Software



Complete 2024/25 Airport Marketing Efforts & Initiatives



Air Passenger Service (PVU)



International Trade
Legislative Program

