

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-040J-A01	A Pier	Entertainment/Gaming	450	7

PACKAGE ACDBE/M/WBE Goals:

Area	Goal	Proposed
ACDBE	30%	
M/WBE	30%	

For more information on ACDBE/M/WBE requirements, see Tab 10 of the RFP.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE 16

Name and Title of Signer: _____
(Print or Type)

Signature: _____ **Date:** _____

Package Summary and Requirement

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-040J-A01	A Pier	Entertainment/Gaming	450	7

Percent Rent Category	Bid Range	Proposed
Alcohol	19% - 22%	
Services	17% - 20%	
Prepared or Pre-Packaged Food	17% - 20%	
Non-Alcoholic Beverages	17% - 20%	
Bottled Water	17% - 20%	
Specialty Retail	17% - 20%	
Allowances - Branding Fees, Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Miscellaneous – All other Gross Receipts not listed above.	11%-14%	
Minimum Annual Guarantee	\$26,121	XXXXXXXXXX

Concept Description:

This location will be an entertainment/gaming space at the A Pier and may sell an assortment of snacks, beverages, and retail.

The proposed concept should not compete with another existing concept within 3 gates on either side of proposed location. (Refer to **Attachment 4 Package Directory and Maps**). Provide sufficient justification of how the proposed concept is the best fit for this location.

This location will open in the Terminal A Pier in the Summer of 2026. Construction will start 6 months prior.

All Minimum Requirements are a **MUST**:

1. Provide a self-checkout option.
2. Have sustainable and collapsible packaging.
3. Offer an employee discount per the lease.
4. Provide implementation plan for participation in food donation, grease recycling and composting programs.
5. Cooperate fully with the implementation of the POS integration.
6. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
7. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.

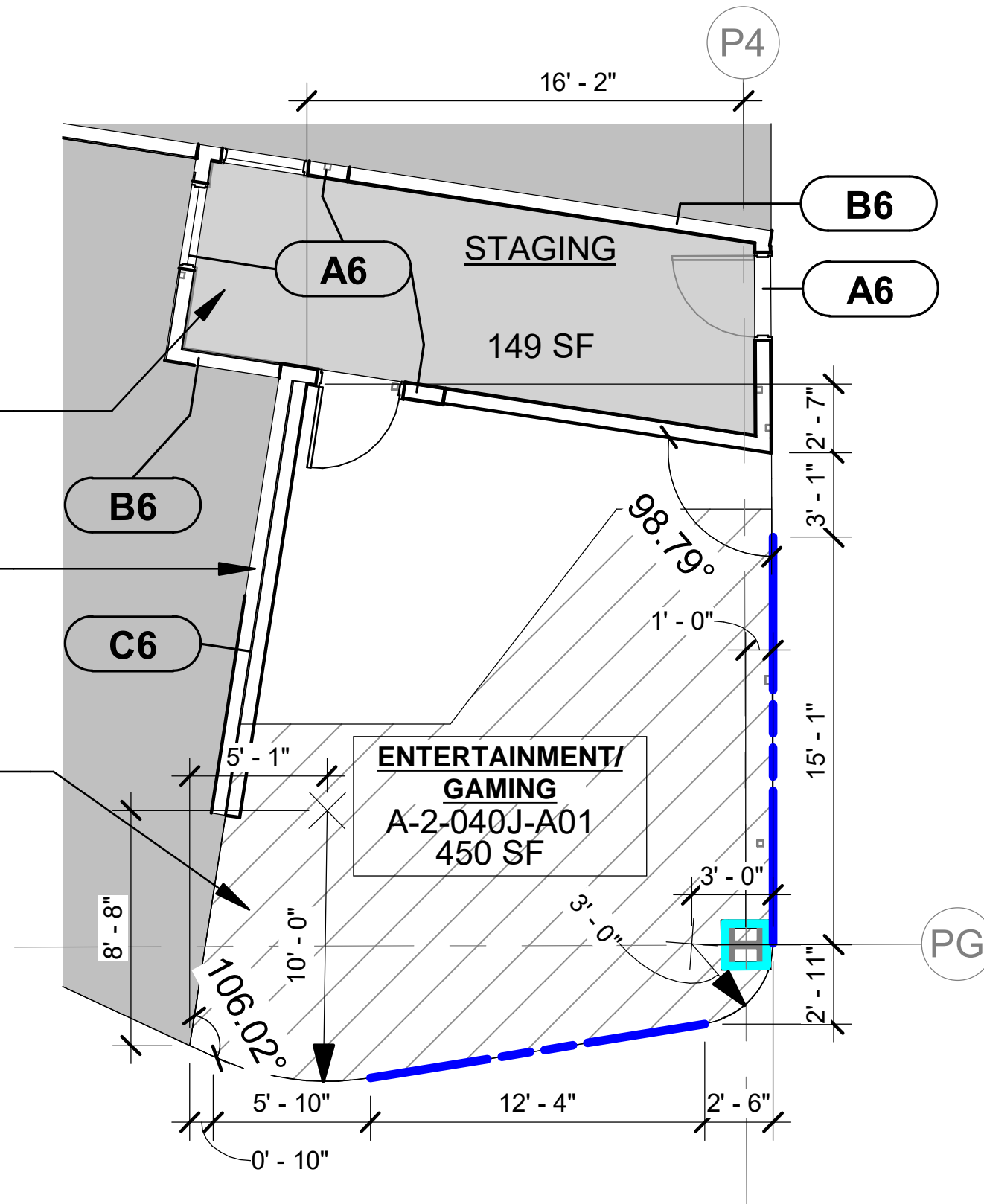
Design Requirements:

1. This is a raw/unfinished space or Whitebox condition. This location must incorporate queuing within the tenant's lease space. The location currently has an empty conduit from the designated electrical room to the tenant location. The selected proposer will need to extend new electrical service using the airport provided empty conduit. If HVAC equipment and other infrastructure is existing, they may be utilized if adequate for new concept, and in good working order as certified by the engineer of record; cooking may require additional HVAC. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. All utilities are delivered to the lease line of this location. Selected proposer will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the Lease Outline Drawing (LOD). All tenants will be required to connect to the Airports proprietary life safety systems and install an HVAC sensor to connect to base building automation systems.
2. The new pier locations will have design conditions different from any existing terminal conditions. The airports concession's soffit must be maintained, signage will be placed in the designated space as shown on the LOD and in the Tenant Design Manual (TDM). All aspects of the tenant design must be compliant with the Airport Concessions TDM.
3. The selected proposer must install a door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
4. Refer to the TDM, to which all aspects of the design must align.

TENANT RENTAL CHARGES INCLUDE 38 SF OF STAGING AREA FOR THIS LOD

DOOR SYSTEM MUST RETRACT INTO THE EXISTING DEMISING WALL

USE LOW FIXTURES OR PARTITIONS BELOW 48"



1 LEASE OUTLINE DIAGRAM : TA-18

GENERAL NOTES

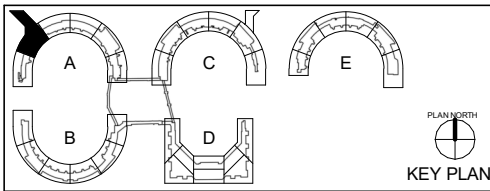
- TENANT SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS IN THE FIELD AND COORDINATING WITH WITH EXISTING CONDITIONS.
- TENANT SHALL BE RESPONSIBLE FOR VERIFYING MEP AND STRUCTURAL CONDITIONS IN THE FIELD.
- REFER TO THE CONSTRUCTION SERVICE MATRIX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE.
- EXISTING PARTITIONS MAY BE RECONFIGURED UNLESS DESIGNATED PART OF THE RESTRICTED AREA.
- FINISHES SHALL ALIGN WITH THE STANDARDS IN THE TENANT DESIGN MANUAL.
- GRAB & GO, SELF ORDER KIOSK AND ASSOCIATED QUEUING INDICATE SIZE AND PRPORTION, WITH FLEXIBLE PLACEMENT DURING TENANT DESIGN
- BACK OF HOUSE SIZE REQUIREMENTS SHOULD BE REFERRED TO THE APPROPRIATE TDM SECTION
- GYP FINISH IS PROVIDED IN EXISTING DEMISING WALLS AT A LEVEL ABOVE FINISHED FLOOR THAT IS FLUSH WITH THE BOTTOM OF THE BASE BUILDING SOFFIT. GYP SURFACE CONTINUES TO DECK.
- REFER TO GW-01 FOR WALL TYPES
- TENANT SHALL PROVIDE MINIMUM BACK OF HOUSE SPACES AS A % OF TOTALSQUARE FOOTAGE AS FOLLOWS:
FAST FOOD - 65-75%,
QUICK SERVE - 40-50%,
SIT DOWN - 25-35%
- HATCH AREA - ENSURE VISIBILITY WITH NO FULL-HEIGHT PARTITIONS EXCEPT GLASS

LEASE OUTLINE LOCATION STANDARDS

- LEASE LINE IS LOCATED ON THE CENTERLINE OF DEMISING WALLS WHEN WALLS ARE BETWEEN DEMISED CONCESSIONS.
- LEASE LINE IS LOCATED ON THE HOLD LOUNGE SIDE OF DEMISING WALLS BETWEEN CONCESSION UNITS AND HOLD LOUNGE AREAS.
- LEASE LINE IS LOCATED ON THE OUTSIDE FACE OF GLAZING SYSTEMS FACING CONCOURSE CIRCULATION.
- LEASE LINE IS LOCATED ON THE OUTSIDE FACE OF GLAZING FACING THE AIRFIELD.
- THE TENANT SHALL PROTECT ALL EXISTING BASE BUILDING FLOOR FINISHES.
- TENANT RELATED QUEUING MUST BE CONTAINED WITHIN THE TENANT'S LEASED AREA.

SYMBOLS LEGEND

- RESTRICTED AREA
- QUEUING AREA
- TERMINAL FINISHES
- EXISTING SKYLINK ABOVE
- PROPOSED IDENTITY CONTROL ZONE
- HATCH AREA



DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT
 2040 S INTERNATIONAL PARKWAY
 DFW AIRPORT, TX 75261

TYPE OF USE: SERVICES
 TERMINAL LOCATION: TERMINAL A PIER
 REFERENCE NUMBER: 18 GATE: N/A
 DESIGN CONDITION: B7
 CONTRACT NUMBER:

SHEET NUMBER
TA-18