

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
B-2-116C-A01	B43	Travel Essentials	963	7

PACKAGE SBEC/M/WBE Goals:

Area	Goal	Proposed
SBEC	100%	XXXXXXXXXXXXXXXX
M/WBE	30%	

For more information on SBEC/M/WBE requirements, see section 2.4 of the RFP.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-3 TRAVEL ESSENTIALS

NAME AND TITLE OF SIGNER: _____
(PRINT OR TYPE)

SIGNATURE: _____ **DATE:** _____

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Percent Rent Category	Bid Range	Proposed
Prepared or Pre-Packaged Food	15% - 18%	
Non-Alcoholic Beverages	15% - 18%	
Bottled Water	15% - 18%	
Readables - Newspapers, magazines, hardcover and paperback books, digital media/books/magazines	12%-15%	
Convenience - Nonprescription drugs, sundries, stationery	12%-15%	
Snacks – Chips, confections, gum, nuts	12%-15%	
Specialty Retail - Apparel, hats, souvenirs, batteries and all other retail merchandise not listed in other categories	15% - 18%	
Electronics and technology accessories	15% - 18%	
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	\$94,283	XXXXXXXXXX

Concept Description:

This concept is a travel essential location and must offer innovative payment options for a frictionless experience. Any merchandise or items inside this lease space must be able to be purchased from any point of sale (POS) station within the location.

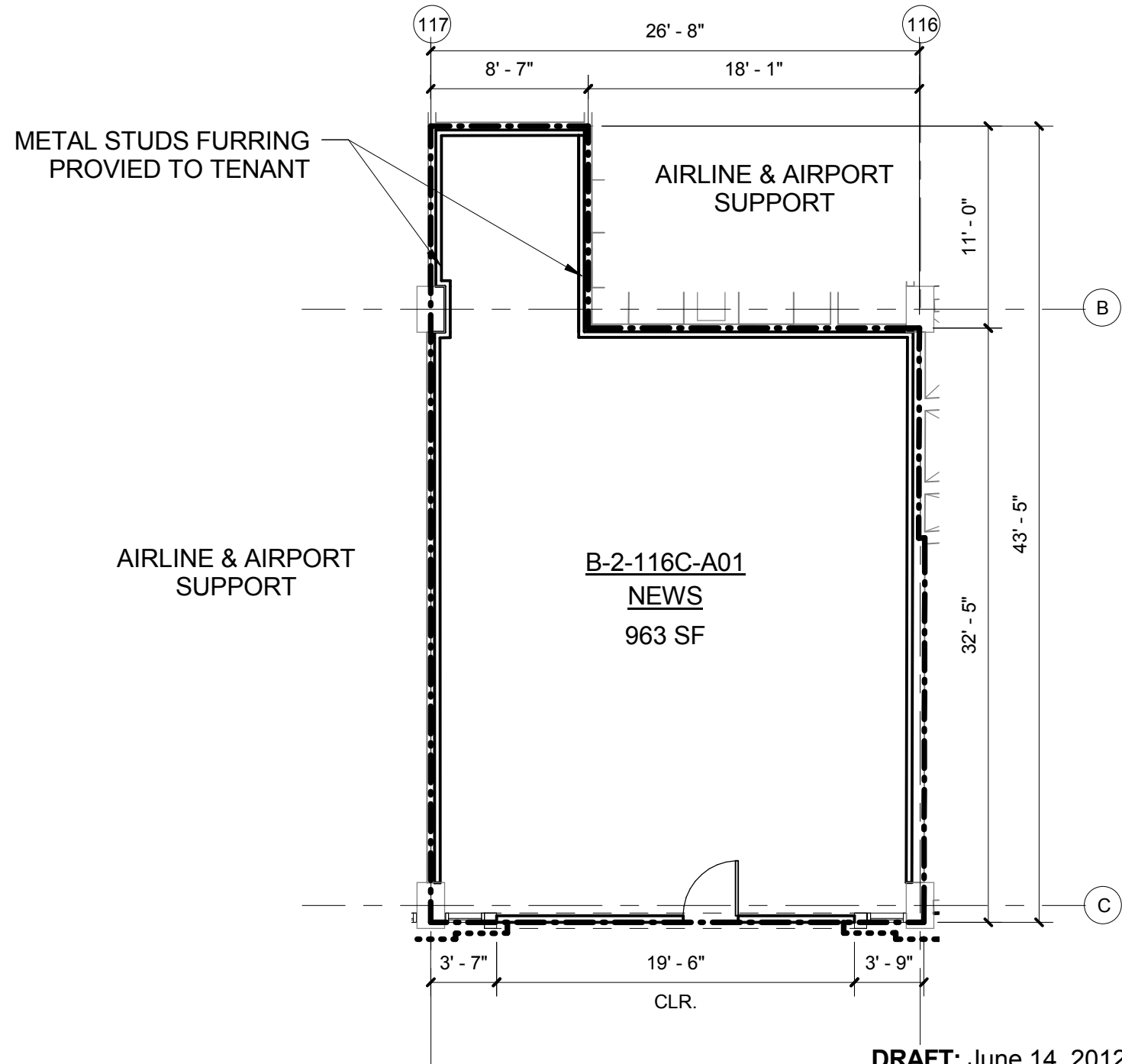
ATTACHMENT 1 - RTL-3 TRAVEL ESSENTIALS

All Minimum Requirements are a **MUST**:

1. Top assortment of readables.
2. Health and Beauty aids.
3. Snacks and bottled beverages.
4. Small selection of Dallas/Fort Worth/Texas Souvenirs.
5. Provide an employee discount to badged employees.
6. Provide a variety of fresh food or pre-package items for "grab and go" for all day parts.
7. Have sustainable packaging.
8. Have sustainable collapsible containers.
9. Have eco-friendly disposable straws, if applicable.
10. Provide a sense of place for the cities of Dallas and Fort Worth.
11. Provide a self-checkout option.
12. Cooperate fully with the implementation of the POS integration.
13. Ability to conduct sales transactions using hand-held credit-card processing devices or other form of technology to ensure speed of service.
14. 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 deliver.

Design Requirements:

1. The selected proposer will be responsible for the demolition of all current finishes. The storefront opening and signage shall be placed at the entrance of the space in accordance with the Tenant Design Manual (TDM). The tenant storefront materials may only exist within the stainless-steel neutral frame as depicted in the TDM as a design condition. The electrical service location may need to be relocated/consolidated to accommodate the new layout and comply with applicable codes. The electrical equipment may be reused if deemed sufficient by the Engineer of Record (EOR). Existing HVAC equipment and other infrastructure may be utilized if adequate for the proposed concept, and in good working order as certified by the EOR. Additional HVAC may be required, depending upon kitchen design. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. The design should be unique and inviting and should have an iconic appeal. Selected proposer will be responsible for bringing utilities to the space from nearest tie-in point which may be outside of the Lease Outline Diagram (LOD).
2. The selected proposer must retain or 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.
3. **Do not** provide renderings for this opportunity. A combination of photos, and/or inspirations of your concept along with a layout will be sufficient.
4. Refer to the TDM, to which all aspects of the design must align.



AIRLINE & AIRPORT SUPPORT

B-2-116C-A01
NEWS
963 SF

STAIRS

CONCOURSE CIRCULATION

DRAFT: June 14, 2012

THIS LEASE OUTLINE DRAWING IS PRELIMINARY AND INTENDED TO PROVIDE BASIC ARCHITECTURAL CHARACTERISTICS, APPROXIMATE DIMENSIONS AND OVERALL AREA OF SHELL LEASE SPACE. INFORMATION CONTAINED WITHIN IS SUBJECT TO CHANGE WITHOUT NOTICE. AS STATED IN GENERAL NOTES 1 AND 2, TENANT IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN WORK.

GENERAL NOTES:

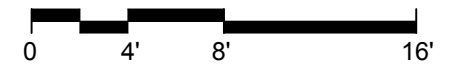
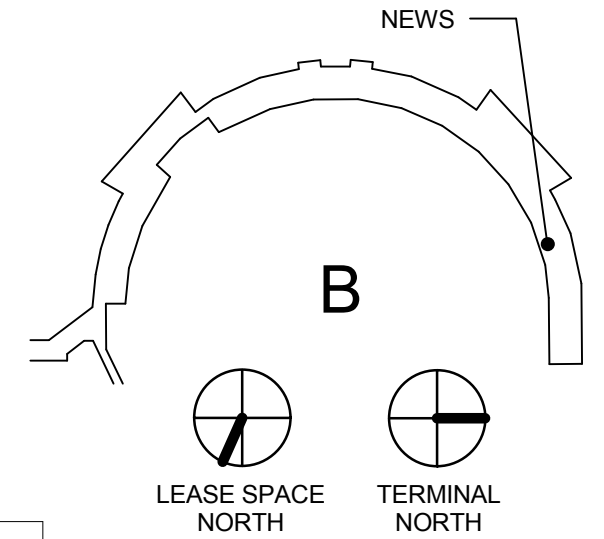
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

LEASE OUTLINE LOCATION STANDARDS:

1. BETWEEN DEMISED CONCESSION UNITS LEASE LINE IS LOCATED ON THE CENTERLINE OF DEMISING WALLS.
2. BETWEEN CONCESSION UNITS AND HOLD LOUNGE AREAS LEASE LINE IS LOCATED ON THE HOLD LOUNGE SIDE OF THE DEMISING WALL.
3. FACING CONCOURSE CIRCULATION LEASE LINE IS LOCATED AT THE OUTSIDE FACE OF GLAZING SYSTEM.
4. FACING AIRFIELD LEASE LINE IS LOCATED AT THE OUTSIDE FACE OF GLASS.

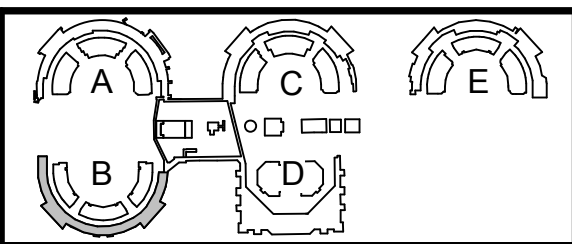
KEY LEGEND

- LEASE AREA
- SEATING
- RESTRICTED ZONE
- GUARDRAIL



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DATE OF ISSUE:			
NO.	DATE	REVISION	BY



DFW JACOBS

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

CORGAN

TYPE OF USE:
TERMINAL LOCATION:
REFERENCE NUMBER:
DESIGN CONDITIONS:
CONTRACT NUMBER:

SHEET NUMBER
1
OF 1 SHEETS
DFW