

Attachment 1
Package RTL-7
 Released: 1-31-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-011C-A01	C03	Travel Essential	100	7
C-2-045F-A01	C12	Open Retail	1,187	7
C-2-091D-A01	C27	Sports Apparel	657	7

PACKAGE ACDBE/M/WBE Goals:

Area	Goal	Proposed
ACDBE	35%	
M/WBE	30%	

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

*Although offered as a package each location will have their own independent lease.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-7

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

Signature: _____ **Date:** _____

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Package RTL-7 (continuation)

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-024D-A01	C03	Travel Essential	100	7

Product Description	Bid Range	Proposed
News/Convenience - Newspapers, magazines, hardcover, and paperback books	13% - 16%	
News/Convenience - Nonprescription drugs, sundries, snacks, candy, chewing gum, mints, stationery, water, soft drinks and canned/boxed/bagged food	16% - 19%	
News/Convenience - Limited apparel, batteries and all other merchandise not listed in other categories	16% - 19%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
Minimum Annual Guarantee	\$36,400	XXXXXXXXXXXXXXXX

CATEGORY - Convenience Retail

Newsstand items such as newspapers, candy, gum, snacks, magazines, souvenirs, t-shirts, greeting cards, health and personal care items and a limited supply of electronics and books.

Concept Description:

This concept is a wall-hugger kiosk and is intended to be a high quality news location and must offer innovative, current and emerging reading technology.

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The reading assortment should include newspapers, magazines, top-10 bestseller list books, and children's activity books. This is a designated last-minute stop for passengers and Airport employees to purchase snacks, reading materials, and health & beauty aids and limited electronics and souvenirs.

Minimum Requirements:

1. Magazines
2. Newspapers
3. Books-New York Times top-ten bestsellers hardback and paperback
4. Health and Beauty aids
5. Snacks and bottled beverages
6. Small selection of Dallas/Fort Worth/Texas Souvenirs
7. The location must provide staff with the ability to conduct sales transactions using hand-held credit-card processing devices or other form of technology to ensure speed of service.

Design Requirements:

1. The design should be unique and inviting and should have a sculptural and iconic aesthetic appeal. Design of the space should reflect a bold, fun/exciting theme with a contemporary aesthetic that generates national appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD.
2. Refer to the Tenant Design Manual

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Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-045F-A01	C12	Open Retail	1,187	7

Product Description	Bid Range	Proposed
Specialty Retail	15% -18%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
Minimum Annual Guarantee	\$73,000	XXXXXXXXXXXXXXXX

CATEGORY - Specialty Retail

Retail other than Convenience Retail, including shops specializing in books, clothing, fashion accessories, shoes, electronics, sports apparel, jewelry, local crafts, packaged foods for consumption off-premises, and gift/souvenir shops, among others.

Concept Description:

This location has been designated as an open concept. The proposer can propose the concept they think will best fit the area. This location can feature merchandise such as, but not limited to, fashion jewelry, apparel, electronics and accessories. Merchandise should be contemporary and reflect current trends and styles. This location may not conflict with nearby locations.

Minimum Requirements:

1. This location must provide offer products at a variety of price-points.
2. Product offerings must not conflict with nearby retail locations.

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3. The location must also provide staff with the ability to conduct sales transactions using hand-held credit-card processing devices or other form of technology to ensure speed of service.

Design Requirements:

1. The design should be unique and inviting and should have a sculptural and iconic aesthetic appeal. Design of the space should reflect a bold, fun/exciting theme with a contemporary aesthetic that generates national appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD.
2. Refer to the Tenant Design Manual

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Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-091D-A01	C27	Sports Apparel	657	7

Product Description	Bid Range	Proposed
Specialty Retail	16% -19%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
Minimum Annual Guarantee	\$159,800	XXXXXXXXXXXXXXXX

CATEGORY - Specialty Retail

Retail other than Convenience Retail, including shops specializing in books, clothing, fashion accessories, shoes, electronics, sports apparel, jewelry, local crafts, packaged foods for consumption off-premises, and gift/souvenir shops, among others.

Concept Description:

This store should feature apparel and should feature sports themes with knowledgeable, energetic and interactive sales staff. Options may include the Dallas Cowboys, Mavericks, Texas Rangers, College Athletics, etc. or may feature a specific athletic brand or variety of brands such as Nike, Reebok, Footlocker, Under Armor, Finish Line, Sports Authority, Adidas etc.

Seasonal displays can be rotated for customer experience.

Proposers are encouraged to include an interactive sports technology/game apparatus, allowing customers to interact with the technology.

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Minimum Requirements:

1. Location must feature Men's and Women's athletic apparel
2. This location must include Interactive technology to enhance the customer experience.
3. Must include Fitness/Athletic accessories.
4. This concept must resonate with travelers as something they would affiliate with the Dallas/Fort Worth region or something that appeals to all travelers.
5. The location must also provide staff with the ability to conduct sales transactions using hand-held credit-card processing devices or other form of technology to ensure speed of service.

Desired Elements:

1. Children's Apparel
2. Athletic Shoes
3. Athletic gear

Design Requirements:

1. The design should be unique and inviting and should have a sculptural and iconic aesthetic appeal. Design of the space should reflect a bold, fun/exciting theme with a contemporary aesthetic that generates national appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD.
2. Refer to the Tenant Design Manual for location type
3. Design of the space should reflect a bold, fun/exciting theme with a sleek and contemporary aesthetic.

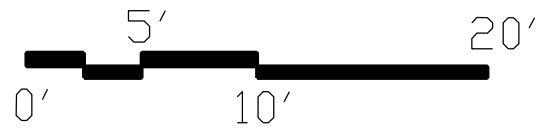
PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-7

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

Signature: _____ **Date:** _____

Lease Space ID: C-2-011C-A01

 LEASE AREA

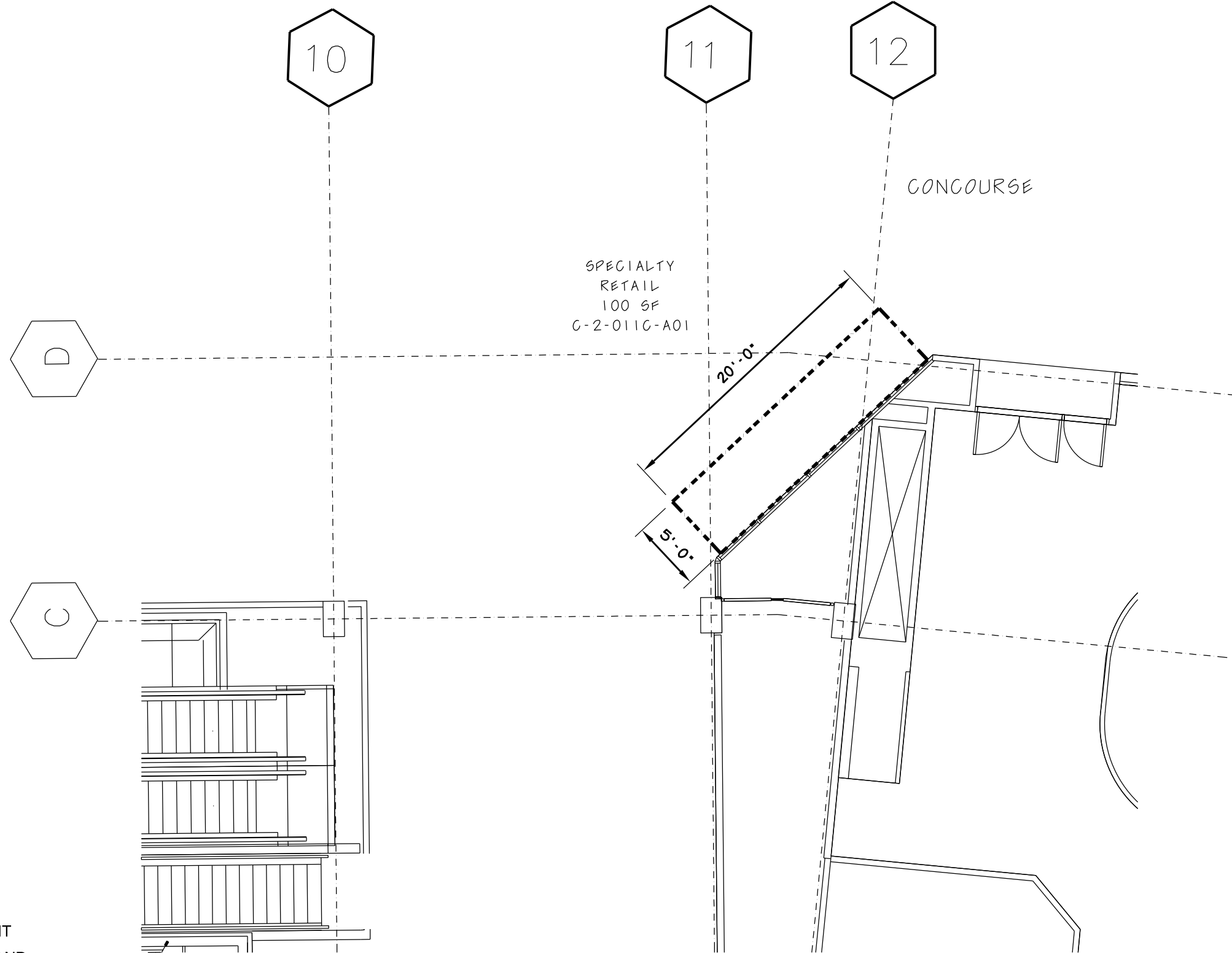


GENERAL NOTES:

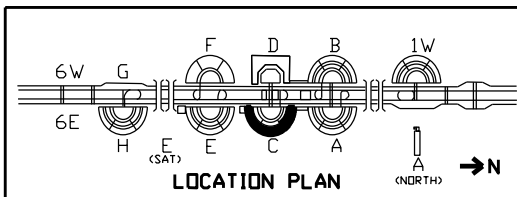
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.

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.
5. TERMINAL TERRAZZO TO BE PROTECTED BY TENANT
6. DESIGN MUST INCLUDE PROVISIONS FOR SEATING AND QUEUING INSIDE THE TENANT LEASE SPACE



1 LEASE OUTLINE DOCUMENT



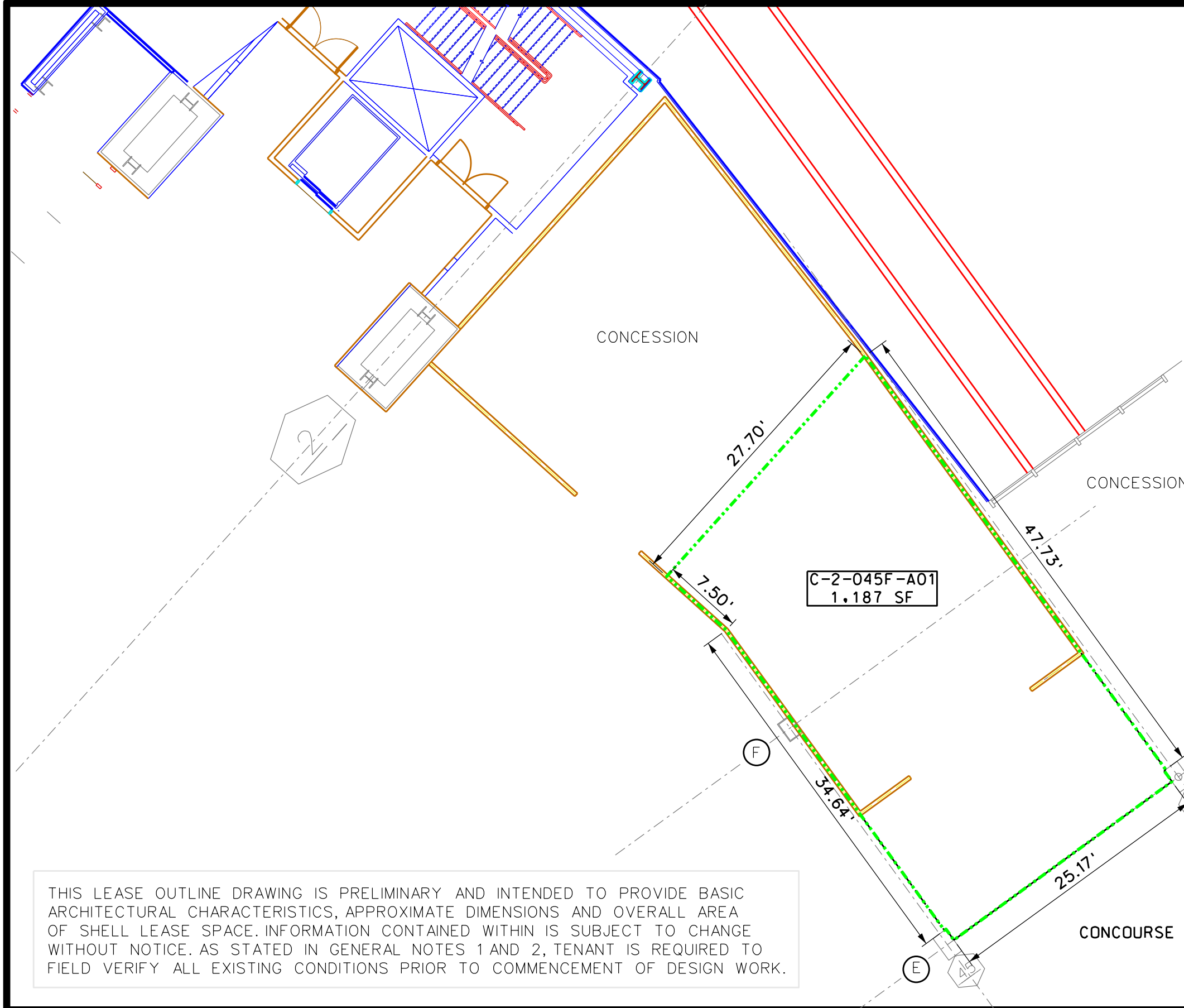
DALLAS / FORT WORTH INTERNATIONAL AIRPORT

DRAWN BY: DNORRIS
APPROVED BY:
ISSUE DATE: 01.30.2017

TYPE OF USE: TRAVEL ESSENTIAL C-2-011C-A01
TERMINAL LOCATION: TERM. C CONCOURSE
2330 N. International Parkway, DFW Airport, TX 75261
REFERENCE NUMBER: GATE: 03
DESIGN CONDITION:
CONTRACT NUMBER:



SHEET NUMBER



GENERAL NOTES:

1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
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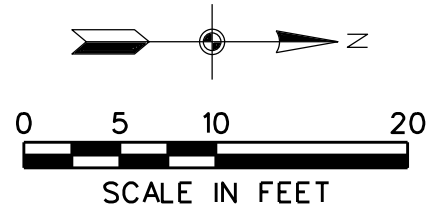
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KEY LEGEND:

- LEASE AREA
- SEATING
- RESTRICTED ZONE
- GUARDRAIL

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.



APPROVED

NO.	DATE	REVISION	BY

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

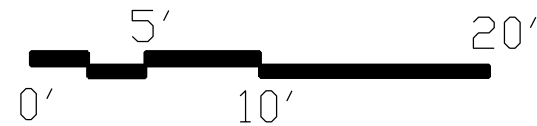
P.O. BOX 612008 DFW, DALLAS/FORT WORTH AIRPORT, TEXAS 75261

DRAWN BY: TDP
 APPROVED BY: MAV
 ISSUE DATE: OCT. 2016

TYPE OF USE: FOOD AND BEVERAGE
 TERMINAL LOCATION: C
 REFERENCE NUMBER: C
 CONTRACT NUMBER :

SHEET NUMBER
 1
 OF 1 SHEETS
DFW-

Lease Space ID: C-2-091D-A01

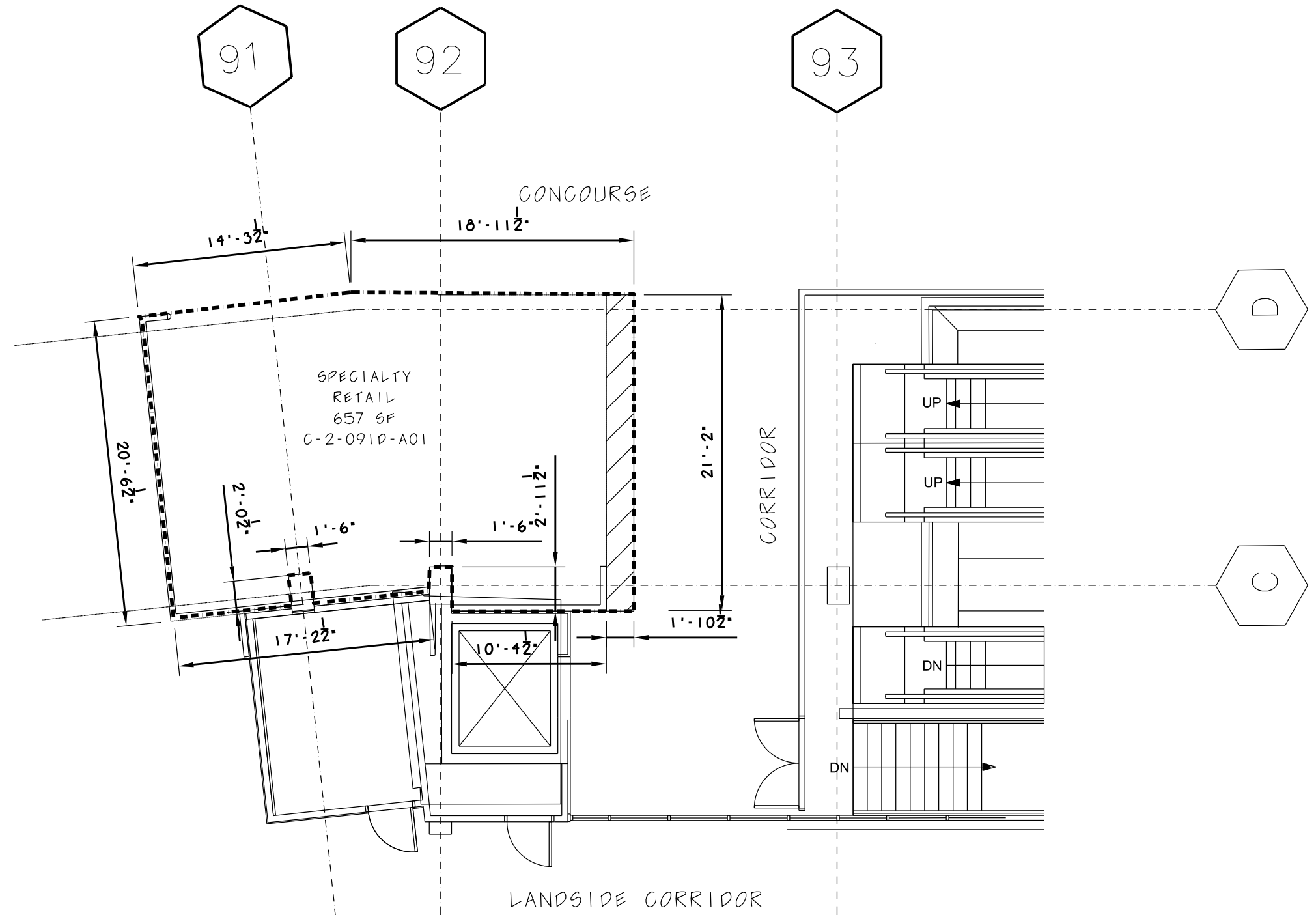


GENERAL NOTES:

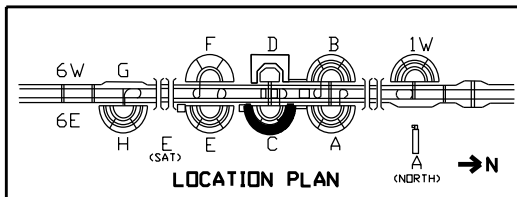
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE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

LEASE OUTLINE LOCATION STANDARDS:

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1 LEASE OUTLINE DOCUMENT



DALLAS / FORT WORTH INTERNATIONAL AIRPORT

DRAWN BY: DNORRIS
 APPROVED BY:
 ISSUE DATE: 01.30.2017

TYPE OF USE: SPECIALTY RETAIL C-2-091D-A01
 TERMINAL LOCATION: TERM. C CONCOURSE
 2330 N. International Parkway, DFW Airport, TX 75261
 REFERENCE NUMBER: GATE: 27
 DESIGN CONDITION:
 CONTRACT NUMBER:

DFW

SHEET NUMBER