

Attachment 1
 Package RTL-6
 Released: 9-29-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-NC106	D25	Books/Travel Essentials and Cafe	2,550	10

Product Description	Bid Range	Proposed
Coffee	15% - 18%	
News/Convenience - Newspapers, magazines, hardcover, and paperback books	10% - 13%	
News/Convenience - Nonprescription drugs, sundries, snacks, candy, chewing gum, mints, stationery, water, soft drinks and chilled/canned/boxed/bagged food	12% - 15%	
News/Convenience - Apparel, hats, souvenirs, tobacco products, film, batteries and all other merchandise not listed in other categories	15% - 18%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
Minimum Annual Guarantee	\$206,000	XXXXXXXXXX

CATEGORY: News, Books, Travel Essentials and Cafe

News, Books, Travel Essentials and Coffee location featuring books (both hardback and paperback), magazines, electronics, t-shirts, greeting cards, health and personal items, packaged foods for consumption off-premises, gifts/souvenirs and gourmet coffee

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-6

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

Signature: _____ Date: _____

Package RTL-6 (continuation)

Concept Description:

This concept is intended to be a high quality Books/Travel Essential and Café location and must offer innovative, current and emerging reading technology. This concept should be tailored to appeal to the travelers' senses and deliver an unparalleled shopping experience with optimal guest engagement (such as touchscreens or online ordering) and visibility. The location should provide the best of a bookstore and a newsstand while the café should offer a relaxing comfortable reading environment adjacent to the coffee bar area. The coffee bar should serve gourmet coffees, blended coffee drinks, cappuccino, lattes, espressos and tea.

The reading assortment should include newspapers, magazines, top-10 bestseller list books, and children's activity books. It must offer innovative, current and emerging reading technology.

Minimum Requirements:

1. Reading materials, such as magazines, newspapers, and books
2. Books-New York Times top-ten bestsellers hardback and paperback
3. Health and Beauty aids
4. Nationally-branded coffee bar with café seating
5. Small Electronics and travel accessories
6. 60% of the location will be designated to the coffee café and must include a seating area, 40% is designated for the retail component (Books/Travel Essential)
7. Pastries, sandwiches, baked goods, etc. can be prepared on premises or pre-packaged.
8. The location should 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.

Package RTL-6 (continuation)

Design Requirements:

1. All existing finishes should be replaced with new finishes. The storefront openings should be modified to match the LOD. The electrical service location may need to be relocated to accommodate the new layout and/or comply with applicable codes. Existing electrical HVAC equipment and other infrastructure may be utilized if adequate for new concept, and in good working order. The design should be unique and inviting and should have an iconic appeal. Design of the space should reflect a bold 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. Display of the products should be appetizing and appealing.
3. Café should be located in the back of the store with bistro seating to draw passengers into the location. No vent-a-hood is allowed at this location.
4. Refer to the Tenant Design Manual

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.

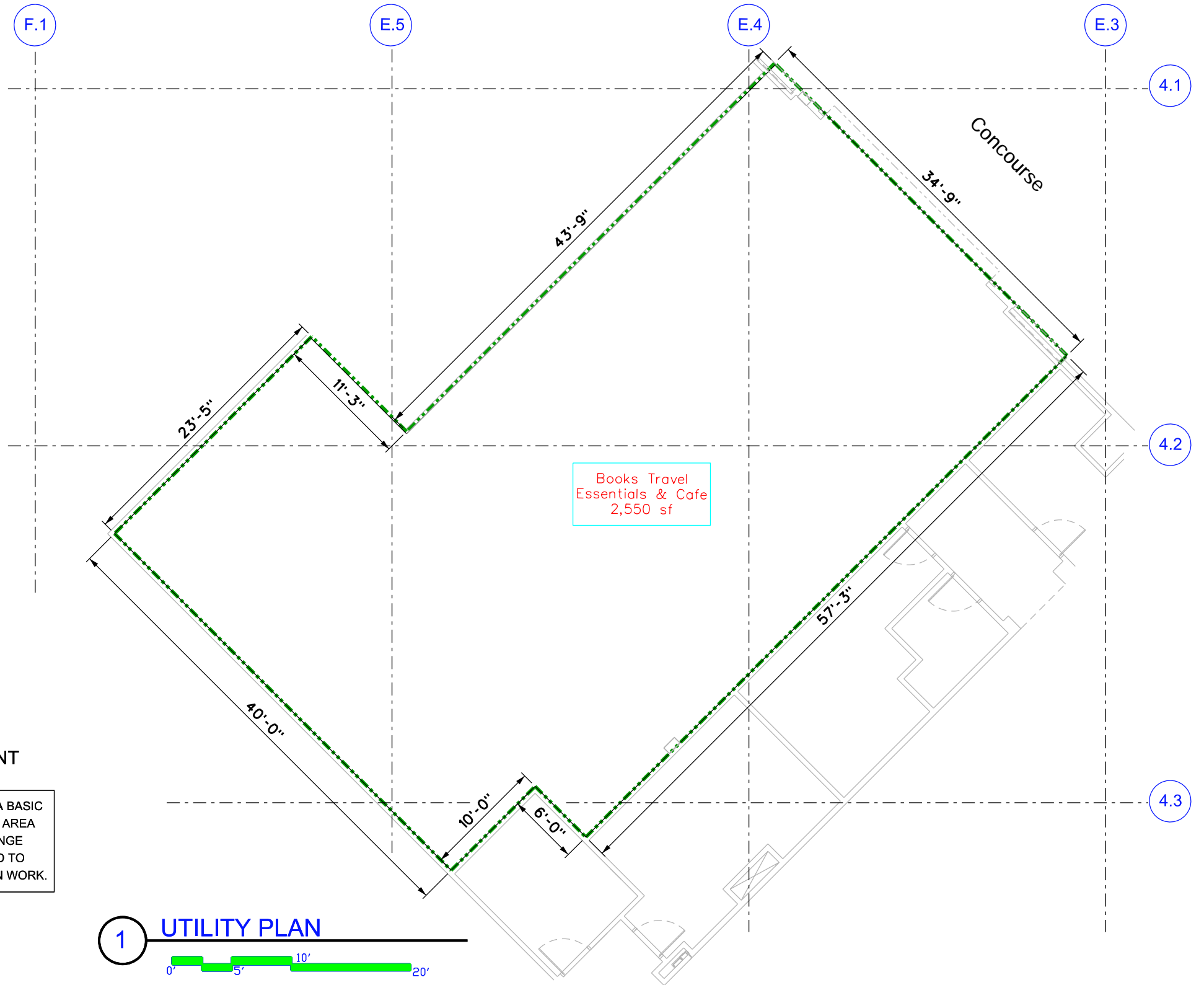
GENERAL NOTES:

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

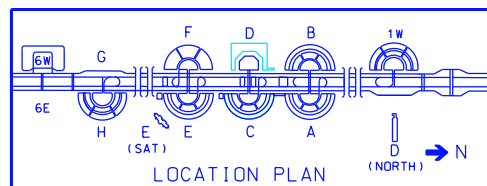
LEASE OUTLINE LOCATION STANDARDS:

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.
5. TERMINAL TERRAZZO TO BE PROTECTED BY TENANT

THIS LEASE OUTLINE DRAWING IS PRELIMINARY AND IS INTENDED TO PROVIDE A 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.



1 UTILITY PLAN



DALLAS / FORT WORTH INTERNATIONAL AIRPORT

DRAWN BY: TDP
 APPROVED BY:
 ISSUE DATE: 09.12.2017

TYPE OF USE: RETAIL
 TERMINAL LOCATION: TERMINAL D
 REFERENCE NUMBER: D-NC106 GATE: 25

DESIGN CONDITION:
 CONTRACT NUMBER: 238810

SHEET NUMBER