

Attachment 1
Package RTL-10
Released: 9-29-17

Package Summary

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-026C-A01	C07	Travel Essential W/ Coffee	1,119	7

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 canned/boxed/bagged food	12% - 15%	
News/Convenience - Limited apparel, 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	\$126,000	XXXXXXXXXX

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.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-10

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

Signature: _____ **Date:** _____

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Package RTL-10 (continuation)

Concept Description:

This concept is intended to be a high quality news location and must offer reading materials, such as newspapers, magazines, top-10 bestseller list books, and children's activity books. This concept should be tailored to appeal to the travelers senses and deliver an unparalleled shopping experience with optimal guest engagement (such as touchscreens).

This is a designated last-minute stop for passengers and Airport employees to purchase snacks, reading materials, health & beauty aids, electronics, news and souvenirs. This location may include cold beverages and limited pre-packaged food.

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. Snacks and bottled beverages
5. Must include a selection of pastries, such as donuts, muffins, croissants, beignets, cakes, etc. and an assortment of pre-made sandwiches.
6. Small selection of Dallas/Fort Worth/Texas Souvenirs
7. 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.
8. Electronics and travel accessories
9. Only flavored or non-flavored basic drip/filtered coffee and tea allowed.

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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 successful proposer will need to add water and sanitary sewer. 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. 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.

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

GENERAL NOTES:

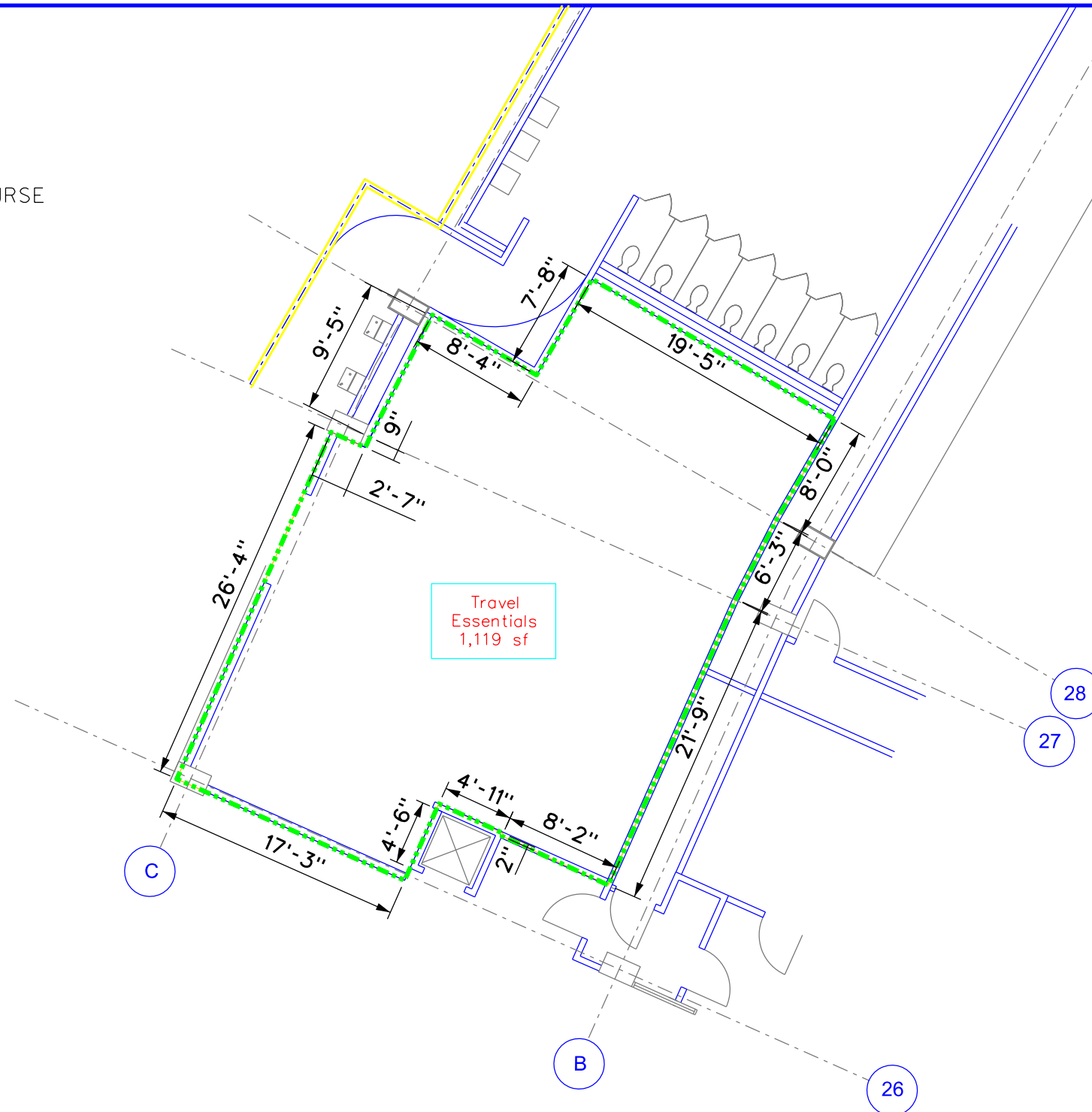
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE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

LEASE OUTLINE LOCATION STANDARDS:

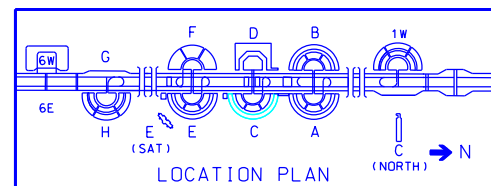
1. BETWEEN DEMISED CONCESSION UNITS LEASE LINE IS LOCATED ON THE CENTERLINE OF DEMISING WALLS.
2. BETWEEN CONCESSION UNITS AND HOLD LOUNGE AREAS LEASE LINE IS LOCATED ON THE HOLD LOUNGE SIDE OF THE DEMISING WALL.
3. FACING CONCOURSE CIRCULATION LEASE LINE IS LOCATED AT THE OUTSIDE FACE OF GLAZING SYSTEM.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

CONCOURSE



1 UTILITY PLAN
 0' 5' 10' 20'



DALLAS / FORT WORTH INTERNATIONAL AIRPORT

DRAWN BY: TDP
 APPROVED BY:
 ISSUE DATE: 09.12.2017

TYPE OF USE: NEWSSTANDS
 TERMINAL LOCATION: TERMINAL C
 REFERENCE NUMBER: C-2-026C-A01 GATE: 07

DESIGN CONDITION:
 CONTRACT NUMBER: 238856

SHEET NUMBER