

**Attachment 1- RTL-2**

Release: 4-11-2022

Revised: 4-22-2022

**Package Summary and Requirements**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
A-2-012D-A01	A09	Travel Essentials w/ Drip Coffee	898	7

**PACKAGE SBEC/M/WBE Goals:**

<b>Area</b>	<b>Goal</b>	<b>Proposed</b>
SBEC	100%	XXXXXXXXXXXXXXXX
M/WBE	30%	

For more information on SBEC/M/WBE requirements, see section 2.4 of the RFP.  
**This location is designated as a SBEC opportunity.**

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-2**

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%	
Coffee	15% - 18%	
Bottled Water	15% - 18%	
Readables - Newspapers, magazines, hardcover and paperback books, digital media/books/magazines	10%-13%	
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 - 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%	
<b>Minimum Annual Guarantee</b>	\$251,060	XXXXXXXXXX

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### **Concept Description:**

This concept is a travel essential location and must offer innovative, ~~current and emerging reading technology~~. This location will provide self-serve drip coffee.

### **Minimum Requirements:**

1. Top assortment of readables
2. Health and Beauty aids
3. Snacks and bottled beverages
4. Drip coffee
5. Small selection of Dallas/Fort Worth/Texas Souvenirs
6. 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.
7. Must provide a self-check out option
8. Must provide an employee discount to badged employees
9. This location must sign-up with our mobile ordering partner GRAB to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery

### **Design Requirements:**

1. The tenant will demolish and combine two locations to make one travel essential location. Existing furnishings will need to be replaced with new finishes. The storefront openings may be modified to create a new consolidated opening using the approved neutral frame design. The electrical service location may need to be consolidated and relocated to accommodate the new layout and must comply with applicable codes. Existing electrical HVAC equipment and other infrastructure may be utilized if adequate for new concept, and in good working order as certified by the engineer of record. The successful proposer may be required to add water and sanitary sewer. The design should be unique and inviting and should have an iconic appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD. This location may have a delayed construction start date due to passenger traffic.
2. The selected tenant must provide a door sensor and controller module that will communicate to the passengers when the location is open. This is a proprietary

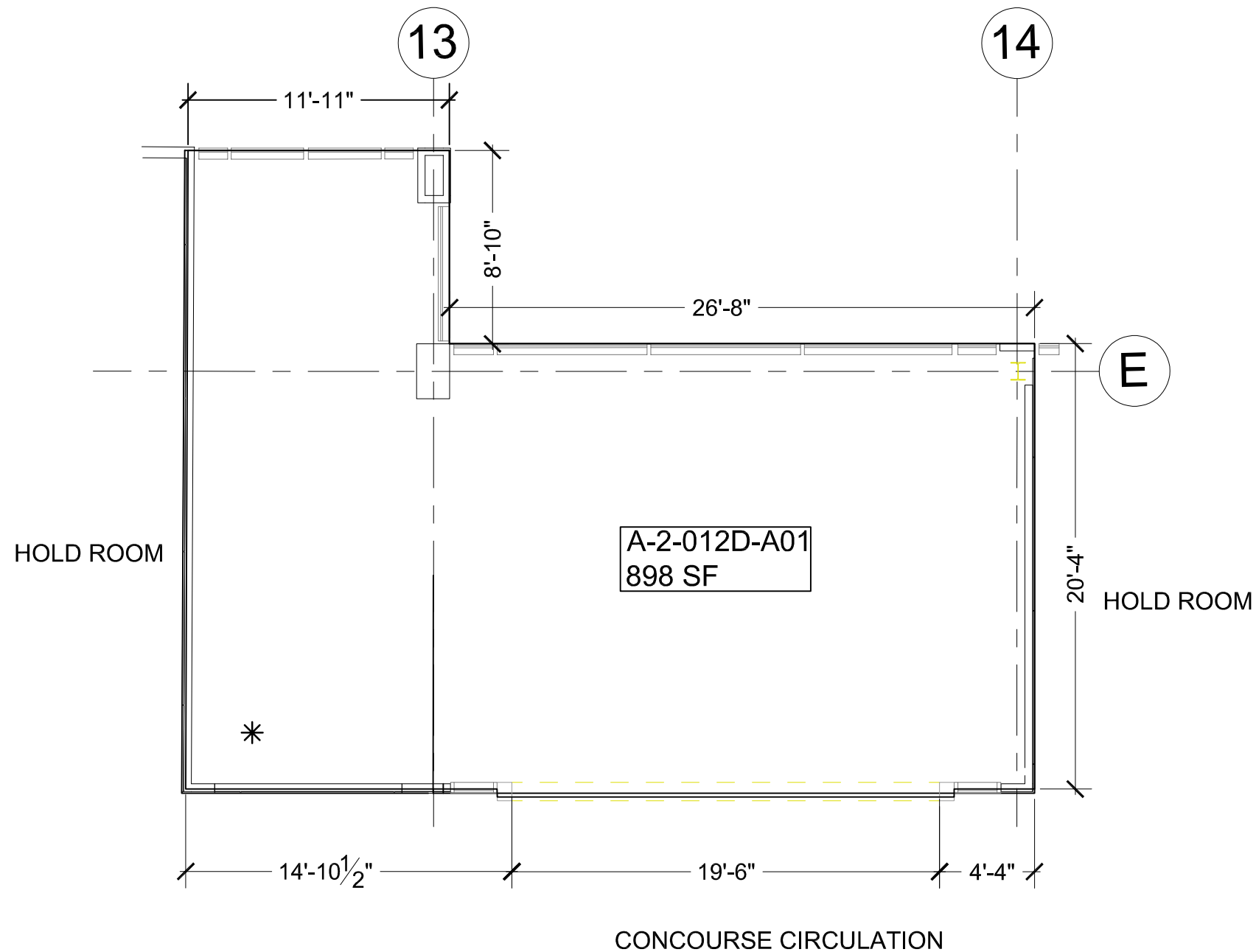
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system that must integrate into the airports existing Building Automation System. More details will be provided during the design review process.

3. Refer to the Tenant Design Manual (TDM), to which design must adhere.
  
4. A photo of the concept and a layout will be acceptable in place of a rendering for this location.



\* AT CONCESSIONAIRE'S DISCRETION, THIS NON-RESTRICTED ZONE MAY BE DEVELOPED INTO A SECONDARY ENTRANCE TO THE CONCESSION. DFW RETAINS THE RIGHT TO REQUIRE THE CLOSING OF THAT ENTRANCE IF THERE IS AN INCREASED NEED FOR SEATING IN THE ADJOINING HOLD ROOM. A REQUIRED CORNER TRANSITION (WALL RETURN) IS CURRENTLY BEING DEVELOPED BY THE DESIGN TEAM AND WILL BE PUBLISHED AT A LATER DATE.

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:**

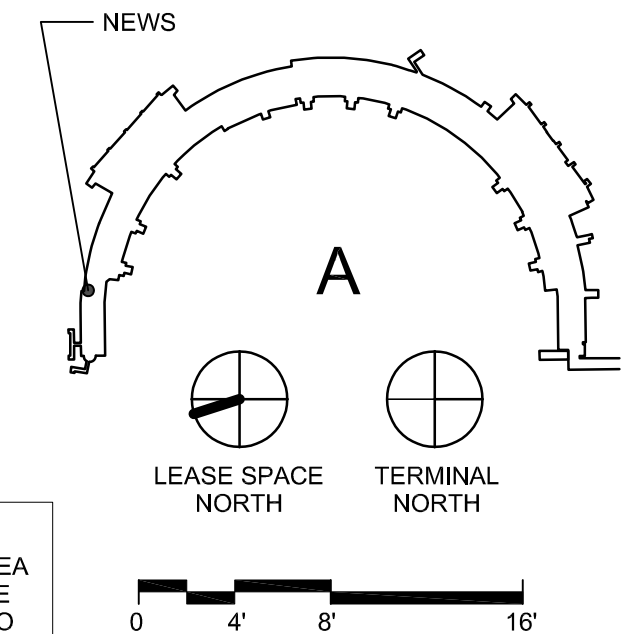
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE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

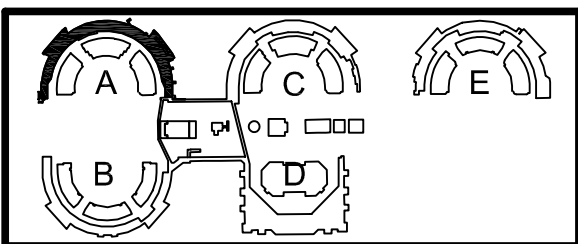
**KEY LEGEND**

LEASE AREA



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		DATE OF ISSUE:	
NO.	DATE	REVISION	BY



DALLAS/FORT WORTH INTERNATIONAL AIRPORT

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

SHEET NUMBER  
**1**  
OF 1 SHEETS  
DFW