

**Attachment 1- F&B-3**

Release: 4-11-2022

Revised: 4-22-2022

**Package Summary and Requirements**

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-123D-A031	C37	Gourmet Branded Coffee	1,522	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.

**This location is designated as a SBEC opportunity.**

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-3**

Name and Title of Signer: \_\_\_\_\_  
(Print or Type)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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Percent Rent Category	Bid Range	Proposed
Coffee	14% - 17%	
Prepared or Pre-Packaged Food	15% - 18%	
Non-Alcoholic Beverages	15% - 18%	
Bottled Water	15% - 18%	
Specialty Retail	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>	\$237,164	XXXXXXXXXXXXXXXX

**Concept Description:**

This location will be a gourmet branded coffee or artisanal coffee location. **Coffee beans may be sourced from** a variety of regions around the world.

**Minimum Concept Requirements:**

1. The menu must feature at least one vegan, **one gluten-free** and one vegetarian entree. The menu must categorize the items as being vegan, **gluten-free** and vegetarian.
2. Menu options must include offerings for all three-day parts.
3. The concept must also feature specialty bakery items such as pastries. Whole fresh fruit should also be available.
4. **Must have a sustainability plan for packaging and organic waste.**
5. Must offer an employee menu **and/or employee discounts per the lease.**
6. Must provide a self-check out option

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7. The location must have the ability to conduct sales transactions using hand-held credit-card processing devices or other forms of technology to ensure speed of service.
8. 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. This is a raw/unfinished space or whitebox condition. The storefront openings may not be modified by the tenant. The tenant storefront materials may only exist within the stainless steel neutral frame provided by the Airport. The location currently has an empty conduit from the designated electrical room to the tenant location. The tenant will need to extend new electrical service using the airport provided empty conduit. Existing 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; cooking may require additional HVAC. The successful proposer will be required to provide branch water, sanitary sewer and grease waste lines to accommodate the proposed layout. All utilities are delivered to the lease line of this location. 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.
2. As defined in the LOD, Concessionaire shall provide all the seating, tables, and other furniture design applications and amenities to create an appealing area that meets the standards and approval of the DFW International Airport Board. The DFW Airport Board will provide routine trash removal.
3. 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 system that must integrate into the airports existing Building Automation System. More details will be provided during the design review process.
4. Refer to the Tenant Design Manual (TDM), to which all aspects of the design must adhered.
5. Refer to the Tenant Design Manual for specifics.
6. A photo of the concept and a layout will be acceptable in place of a rendering for this location.

**Note: The construction process for this location will be expedited.**

**GENERAL NOTES**

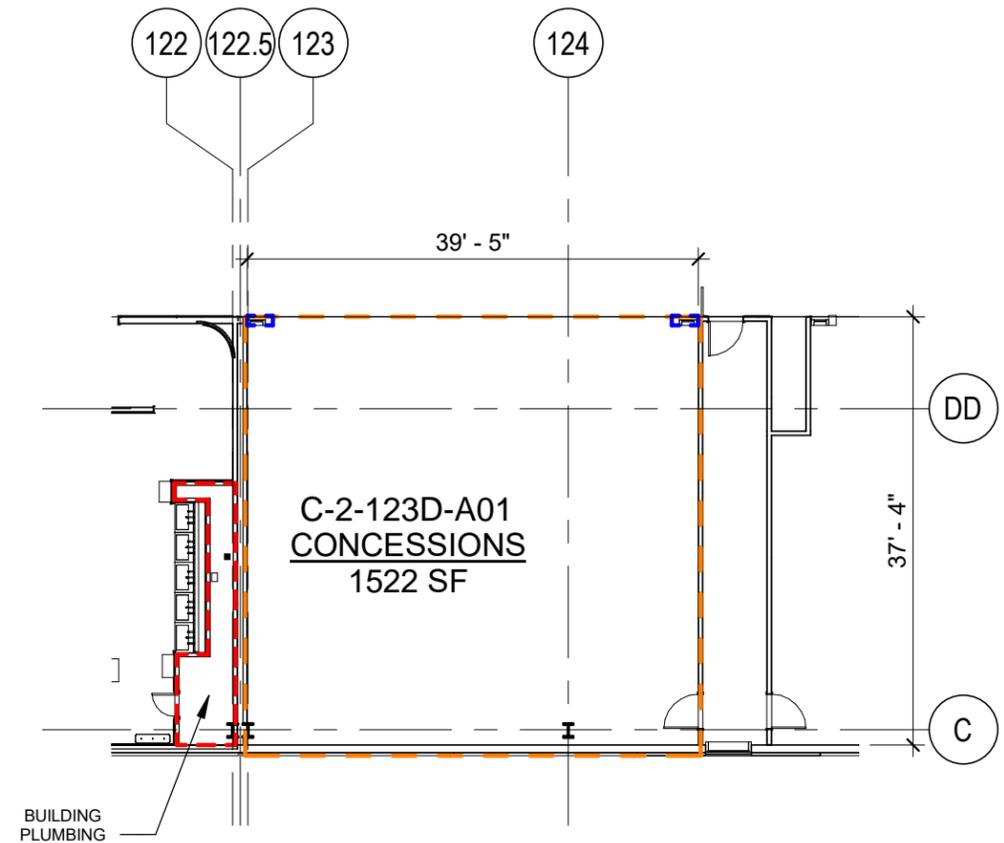
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES.
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE.
4. ALL EXISTING PARTITIONS MAY BE RECONFIGURED EXCEPT FOR THE RESTRICTED AREA.
5. ALL FINISHES IN THE RETAIL, FOOD PREP, BAR AND SERVICE AREAS SHOULD ALIGN WITH THE STANDARDS IN THE TENANT DESIGN MANUAL.
6. THE DESIGN WILL BE REVIEWED AND APPROVED BY AIRLINE. THE SEATING QUANTITY AND CONFIGURATION MUST MEET THE AIRLINES REQUIREMENT.
7. THE GATE LOUNGE AREA/DINING AREA WILL REQUIRE BOARDING ANNOUNCEMENTS AND COORDINATION OF THE PUBLIC ADDRESS SYSTEM.
8. NEW FINISHES SHOULD MATCH EXISTING FINISHES. NEW RAILING MUST ALIGN WITH EXISTING RAILING.

**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. LAYOUT MUST ACCOMMODATE QUEUING WITHIN THE TENANTS LEASED AREA.

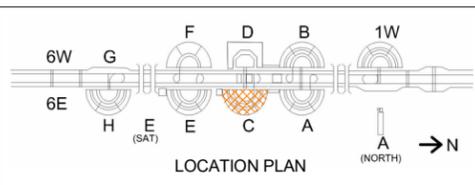
**LEGEND**

-  FINISHES TO REMAIN
-  EXTENT OF LEASE
-  THE HATCHED AREA MAY NOT CONTAIN ANY FULL HEIGHT PARTITIONS OR ALTERATIONS TO THE CEILINGS AND CEILING MOUNTED SIGNAGE. IF MODIFICATIONS ARE MADE, CEILINGS MUST BE REPLACED AT THE END OF THE LEASE.
-  SEATING OR FIXTURES BELOW 5'-0"
-  THIS AREA CONTAINS STRUCTURAL CROSS BRACING FROM STRUCTURAL MEMBERS
-  RESTRICTED ZONE
-  GUARDRAIL



**1 LEASE OUTLINE DIAGRAM - CONCESSION**  
1/16" = 1'-0"

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.



DRAWN BY: Author  
APPROVED BY: Approver  
ISSUE DATE: 03/03/21

TYPE OF USE:  
TERMINAL LOCATION: TERMINAL C CONCOURSE  
REFERENCE NUMBER: GATE:  
DESIGN CONDITION: INTEGRATED FLEXIBLE  
CONTRACT NUMBER:

SHEET NUMBER  
**A-05**