

Attachment 1
Package F&B-4
Released: 1-31-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-NV109	D 31	Asian Bar & Grill	1,886 (Seating Area 1,141)	10

Food and Non-Alcoholic Beverages	12% - 15%	
Alcohol (Full Bar)	18% - 21%	
Allowances - Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Minimum Annual Guarantee	\$349,000	XXXXXXXXXXXX

CATEGORY: Sit-Down Restaurant

These locations are expected to have a menu and style of service that allows customers to be served their drink orders in less than two (2) minutes and their food orders in less than fifteen (15) minutes.

Concept Description:

This concept should feature authentic, freshly prepared, best-in-class Asian cuisine representing a variety of regional Asian offerings.

Minimum Requirements:

1. This location must feature an assortment of freshly prepared, traditional Asian offerings such as noodle bowls, rice dishes, stir fry meals, soups and/or sushi bento meals.
2. Must have a “grab and go” component to this location.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-4

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

Signature: _____ **Date:** _____

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3. The menu must feature at least one vegan and one vegetarian entree that are low-cholesterol, fiber-packed, plant-based entrée. The menu must identify the items as being vegan and/or vegetarian.
4. The concept must also feature a variety of value-priced selections.
5. This location must provide employee specials.
6. This is a location featuring a full “Asian-themed” bar with a wide variety of Asian sakes, local craft beers, wines and cocktails and thus requires a full mixed beverage permit from the Texas Alcoholic Beverage Commission (TABC).
7. This location must provide employee specials.
8. The design must take advantage of dynamic displays to draw customers into the location.
9. 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.
10. This location must sign-up with our mobile ordering partner GRAB to provide our passengers with the capabilities to order on the go.

Desired Elements:

1. A concept providing table-service is desired.
2. Inclusion of fresh, made-to-order sushi to the menu is desired.

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
2. Contemporary aesthetic that generates both national and international appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD.
3. This location will be highly visible - special attention should be given to incorporating Asian design elements such as water features, lighting, wall treatments, pagoda, Asian calligraphy, bamboo.
4. Refer to the Tenant Design Manual

PACKAGE ACDBE/M/WBE Goals:

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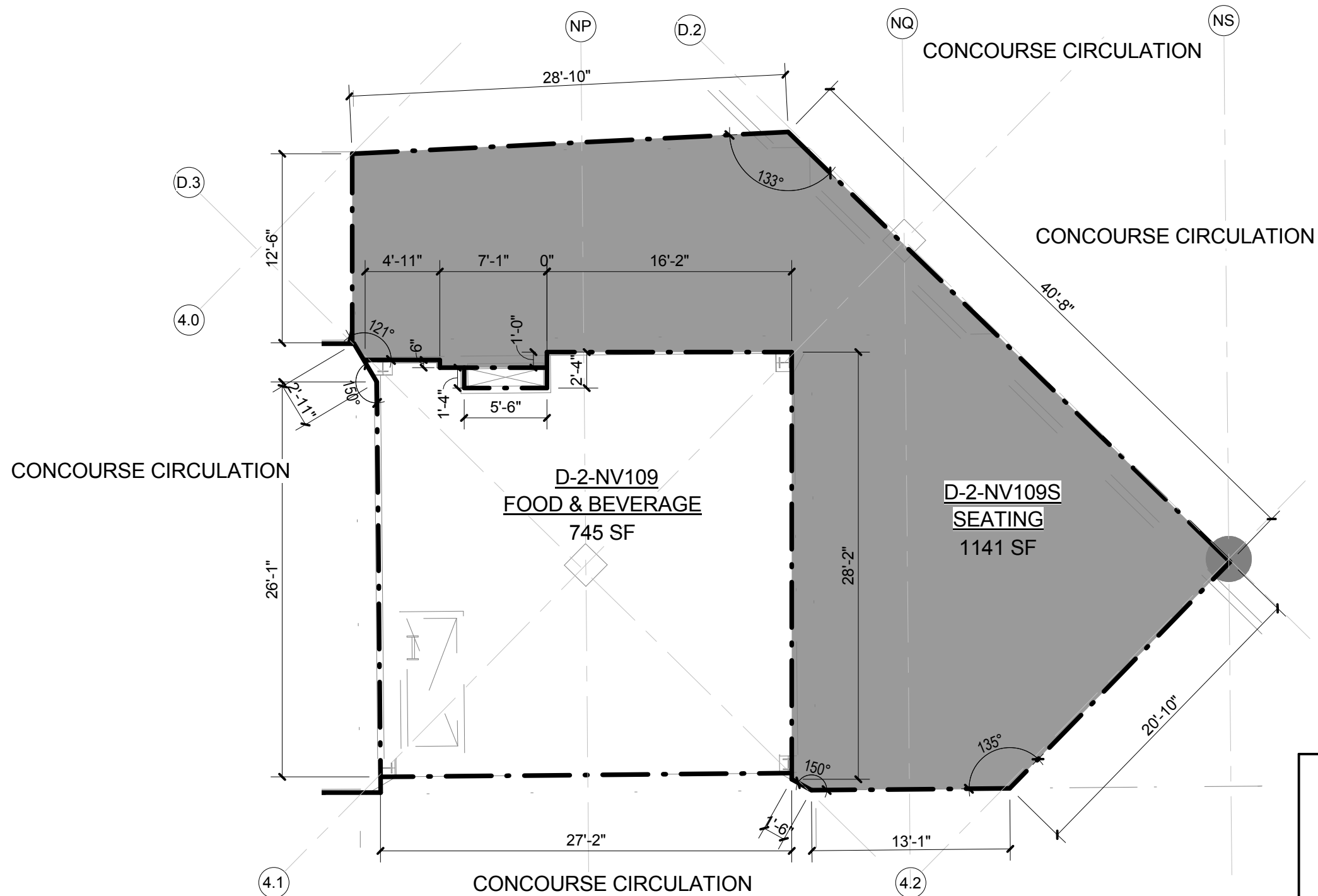
Area	Goal	Proposed
ACDBE	35%	
M/WBE	30%	

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

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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

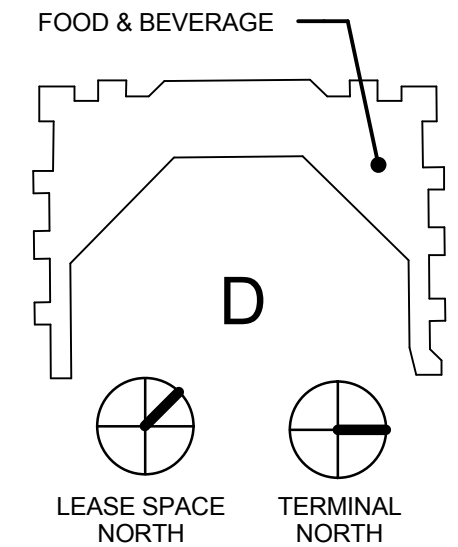
LEASE OUTLINE LOCATION STANDARDS:

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
- SEATING
- RESTRICTED ZONE
- GUARDRAIL

**CONCESSION
TOTAL
1886 SF**



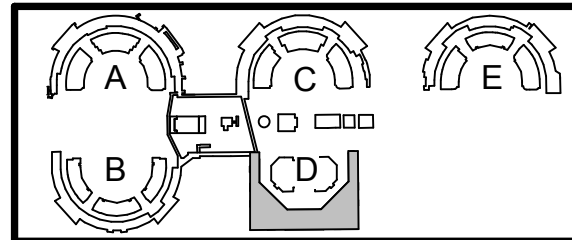
DRAFT: September 30, 2014

THIS LEASE OUTLINE DRAWING IS PRELIMINARY AND INTENDED TO PROVIDE APPROXIMATE DIMENSIONS AND OVERALL AREA OF ANTICIPATED SHELL LEASE SPACE. DRAWING IS BASED ON 2014 CONCESSIONS MASTER PLANNING EXERCISE. ARCHITECTURAL BACKGROUNDS MAY NOT CORRESPOND DIRECTLY TO LEASE LINE BOUNDARIES. 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.

*RESTRICTED ZONES TO BE DETERMINED

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DATE OF ISSUE:			
NO.	DATE	REVISION	BY



DFW JACOBS

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

CORGAN

TYPE OF USE:
TERMINAL LOCATION:
REFERENCE NUMBER:

DESIGN CONDITIONS:
CONTRACT NUMBER:

SHEET NUMBER
1
OF 1 SHEETS
DFW