

**Attachment 1**  
**Package RTL-6**  
**1-31-17**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
C-2-111D-A01	C33	Travel Essential w/Coffee	733	7
C-2-124D-A01	C36	Travel Essential	476	7

**PACKAGE ACDBE/M/WBE Goals:**

<b>Area</b>	<b>Goal</b>	<b>Proposed</b>
ACDBE	47%	
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.

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-6**

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

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

**Attachment 1**  
**Package RTL-6**  
Released: 1-31-17  
Package RTL-6 (continuation)

**Package Summary and Requirements**

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-111D-A01	C 33	Travel Essential w/Coffee	733	7

Product Description	Bid Range	Proposed
Coffee	15% - 18%	
News/Convenience - Newspapers, magazines, hardcover, and paperback books	13% - 16%	
News/Convenience - Nonprescription drugs, sundries, snacks, candy, chewing gum, mints, stationery, water, soft drinks and canned/boxed/bagged food	16% - 19%	
News/Convenience - Limited apparel, batteries and all other merchandise not listed in other categories	16% - 19%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
<b>Minimum Annual Guarantee</b>	\$190,900	XXXXXXXXXXXXXXXX

**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-6**

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

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

**Attachment 1**  
**Package RTL-6**  
**Released: 1-31-17**  
**Package RTL-6 (continuation)**

**Concept Description:**

This concept is intended to be a high quality news/coffee location and must offer innovative, current and emerging reading technology. The reading assortment should include newspapers, magazines, top-10 bestseller list books, and children's activity books. This is a designated last-minute stop for passengers and Airport employees to purchase snacks, reading materials, and health & beauty aids and limited electronics and souvenirs. This location may include self-serve hot and cold beverages and limited food which may include pre-packaged sandwiches, ice cream, fruit and other items. This is not intended to be a coffee bar or café.

**Minimum Requirements:**

1. Magazines
2. Newspapers
3. Books-New York Times top-ten bestsellers hardback and paperback
4. Health and Beauty aids
5. Snacks and bottled beverages
6. Small selection of Dallas/Fort Worth/Texas Souvenirs
7. Only flavored or non-flavored basic drip/filtered coffee and tea allowed – **espressos, cappuccinos and other specialty tea and coffee beverage offerings are not allowed.**
8. 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.

**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 contemporary aesthetic that generates national appeal. This space is being subdivided from 2 previous tenants; some work will need to be performed by the new tenant to tie into existing utilities which may need to be extended from a neighboring space. Utilities may include but are not limited to water, sewer, hydronic lines and air.
2. Refer to the Tenant Design Manual

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-6**

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

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

**Attachment 1**  
**Package RTL-6**  
Released: 1-31-17  
**Package RTL-6 (continuation)**

**Package Summary and Requirements**

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-124D-A01	C 36	Travel Essential	476	7

Product Description	Bid Range	Proposed
News/Convenience - Newspapers, magazines, hardcover, and paperback books	13% - 16%	
News/Convenience - Nonprescription drugs, sundries, snacks, candy, chewing gum, mints, stationery, water, soft drinks and canned/boxed/bagged food	16% - 19%	
News/Convenience - Limited apparel, batteries and all other merchandise not listed in other categories	16% - 19%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
<b>Minimum Annual Guarantee</b>	\$153,400	XXXXXXXXXXXXXXXX

**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.

**Concept Description:**

This location must offer innovative, current and emerging reading technology. The reading assortment should include newspapers, magazines, top-10 bestseller list books, and children's activity books. This is a designated last-minute stop for passengers and

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-6**

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

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

**Attachment 1**  
**Package RTL-6**  
**Released: 1-31-17**  
**Package RTL-6 (continuation)**

Airport employees to purchase snacks, reading materials, and health & beauty aids and limited electronics and souvenirs.

**Minimum Requirements:**

1. Magazines
2. Newspapers
3. Books-New York Times top-ten bestsellers hardback and paperback
4. Health and Beauty aids
5. Snacks and bottled beverages
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. Coffee is not allowed at this location.

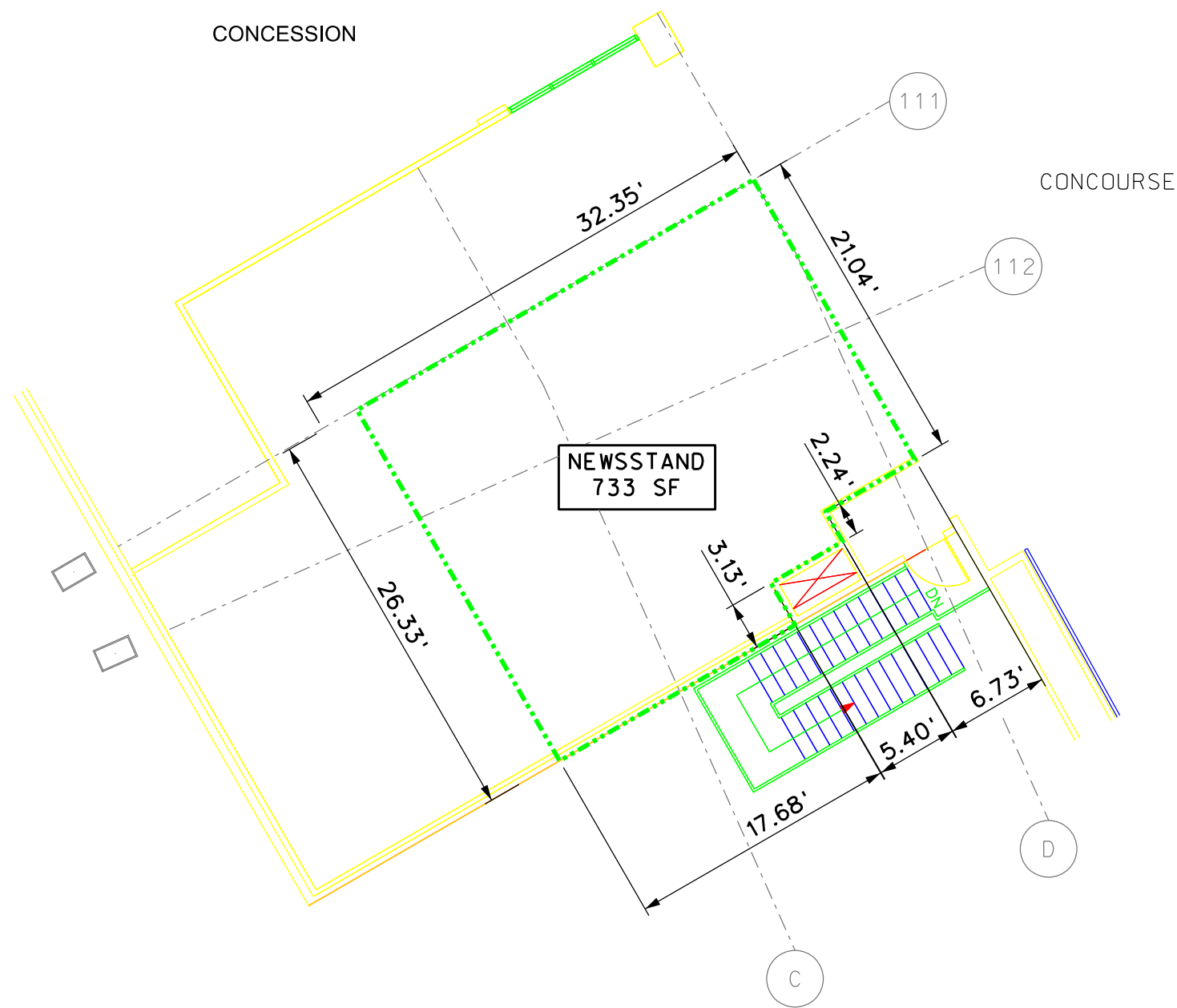
**Design Requirements:**

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 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. Refer to the Tenant Design Manual

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-6**

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

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



**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.

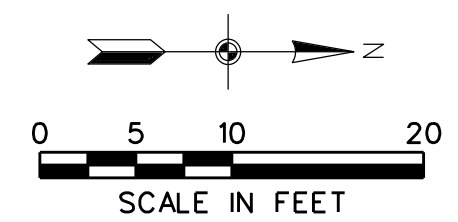
**LEASE OUTLINE LOCATION STANDARDS:**

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

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.



APPROVED

NO.	DATE	REVISION	BY

**DALLAS/FORT WORTH INTERNATIONAL AIRPORT**

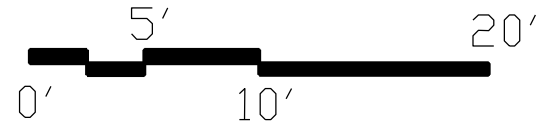
P.O. BOX 612008 DFW, DALLAS/FORT WORTH AIRPORT, TEXAS 75261

DRAWN BY: TDP  
APPROVED BY: MAV  
ISSUE DATE: OCT. 2010

TYPE OF USE: FOOD AND BEVERAGE  
 TERMINAL LOCATION: C  
 REFERENCE NUMBER: C.43  
 CONTRACT NUMBER :

**SHEET NUMBER**  
 1  
 OF 1 SHEETS  
**DFW-**

Lease Space ID: C-2-124D-A01

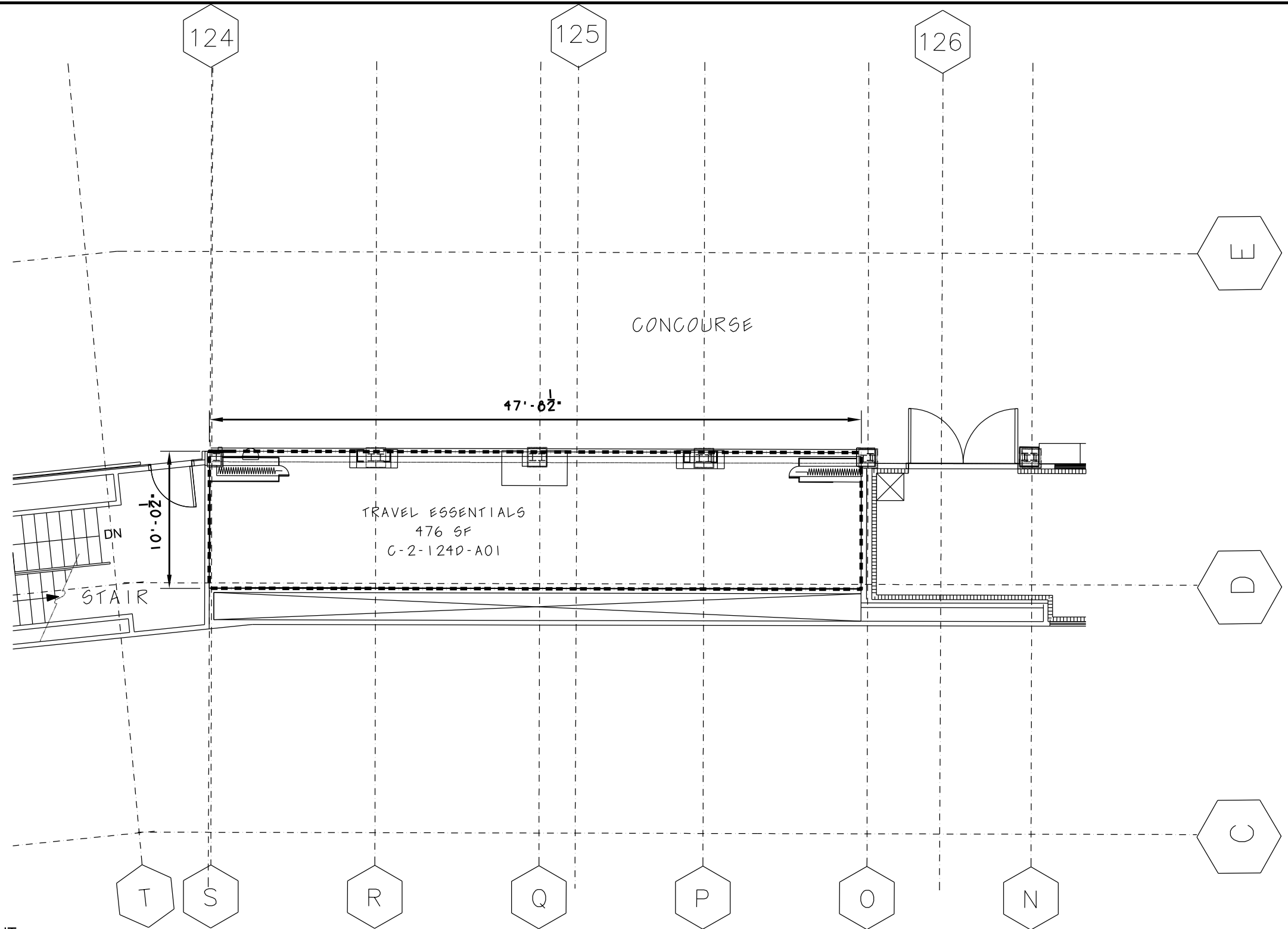


**GENERAL NOTES:**

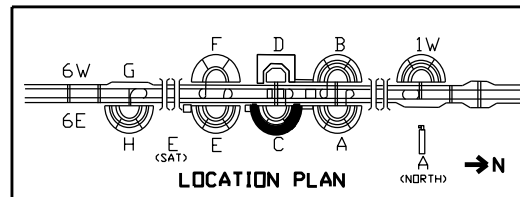
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.

**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. DESIGN MUST INCLUDE PROVISIONS FOR SEATING AND QUEUING INSIDE THE TENANT LEASE SPACE



**1 LEASE OUTLINE DOCUMENT**



**DALLAS / FORT WORTH INTERNATIONAL AIRPORT**

DRAWN BY: DNORRIS  
 APPROVED BY:  
 ISSUE DATE: 01.30.2017

TYPE OF USE: TRAVEL ESSENTIAL C-2-124D-A01  
 TERMINAL LOCATION: TERM. C CONCOURSE  
 2330 N. International Parkway, DFW Airport, TX 75261  
 REFERENCE NUMBER: GATE: 36  
 DESIGN CONDITION:  
 CONTRACT NUMBER:

**DFW**

SHEET NUMBER