

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

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-2-SV115	D 22	Fast Food Deli	818 (Seating 625)	7

Product Description	Bid Range	Proposed
Food and Non-Alcoholic Beverages	16% - 19%	
Allowances - Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	13% - 16%	
Minimum Annual Guarantee	\$233,100	XXXXXXXXXX

CATEGORY - Fast Food:

Food that has typically been prepared in advance and is ready to be served or is made-to-order and provided in 5 minutes or less from time of order. Typically applies to major regional, national or international brands. Non-alcoholic beverages only.

Concept Description:

This fast food location is a best in class deli offering.

Minimum Requirements:

1. This location must feature an assortment of freshly prepared, customizable hot and cold sandwiches, salads and other traditional and/or innovative deli offerings.
2. A variety of bread, meat, and vegetable options must be available for sandwiches and toasting of the bread must be an option.
3. This location must feature a diverse selection of value-priced, full meal options including sandwich, drink and a side item.

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Signature: _____ **Date:** _____

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4. [75%](#) full meal options including an entrée, side and a drink must range within \$10.
5. The menu must include at least one vegan and one vegetarian entree that are low-cholesterol, fiber-packed, plant-based entrée. The menu must categorize these items as being vegan and/or vegetarian.
6. This location must provide employee specials.
7. Menu options must include offerings for all three day parts.
8. This location must offer at least 3 kid meal options including one healthy option.
9. The location must also offer specialty bakery items such as cookies and pastries. Fresh fruit must also be available.
10. 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.**
11. The location must also provide staff with the ability to conduct sales transactions using hand-held credit-card processing devices or other forms of technology to ensure speed of service.
12. This location must sign-up with our mobile ordering partner GRAB to provide our passengers with the capabilities to order on the go.
13. Alcohol is not permitted at this location.
14. This location will have common area café type seating. The proposer will provide seating, tables, and other furniture, design applications and amenities to create an appealing common area café-type seating area that meets the standards and approval of the DFW Airport Board.
15. This location must work with other nearby locations to keep the shared seating clean and trash free.

Desired Elements:

1. [This location](#) may feature soups.

Design Requirements:

1. The design must take advantage of dynamic displays and digital menu boards to draw customers into the store.
2. Design must allow for queuing in the same.
3. 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

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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.

4. Refer to the Tenant Design Manual for specific guidelines.

PACKAGE ACDBE/M/WBE Goals:

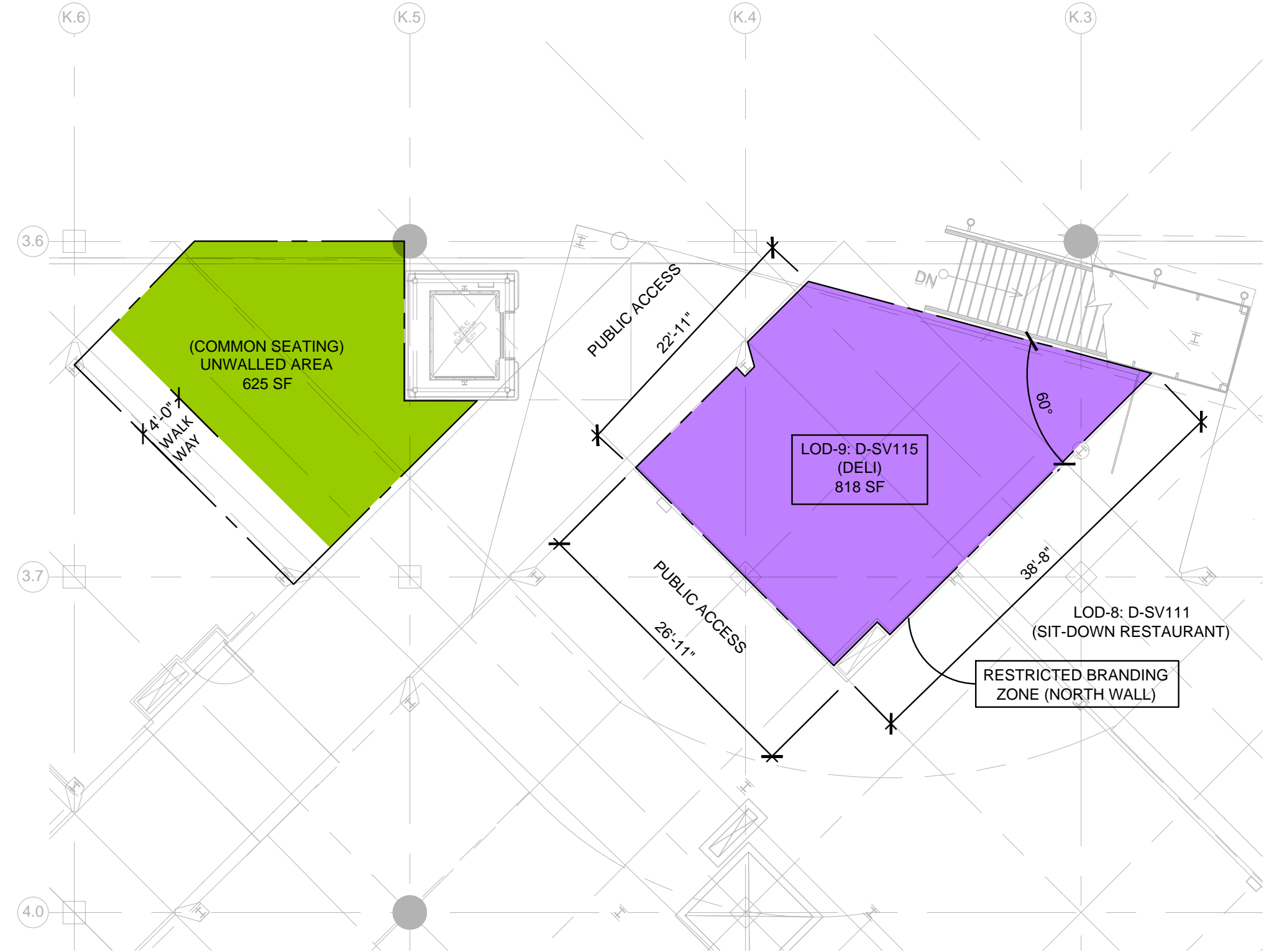
Area	Goal	Proposed
ACDBE	35%	
M/WBE	30%	

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

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GENERAL NOTES:

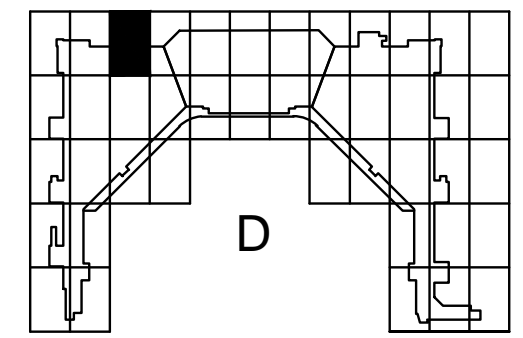
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS
3. REFER TO CONCESSIONS SERVICE MATRIX XX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

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

KEY LEGEND:

- LEASE AREA
- RESTRICTED ZONE
- GUARDRAIL



LEASE OUTLINE DOCUMENT
 SCALE: 3/32" = 1'-0"
 0' 4'-0" 8'-0" 16'-0" 32'-0"
 SCALE: 3/32" = 1'-0"



EXP U.S. SERVICES
TBAE REG # BR422

**TERMINAL D
 SOUTH VILLAGE REDEVELOPMENT
 DFW INTERNATIONAL AIRPORT**

DRAWN BY:
AS
 APPROVED BY:
KA
 ISSUE DATE:
1/26/2017

NO.	DATE	REVISION

CONCESSION 09 - TYPE B9

CONTRACT NUMBER: xxxxxxx

TA NUMBER:

SHEET NUMBER

10 OF 11 SHEETS

Mar 08, 2017 - 4:06pm