

Attachment 1
Package RTL-7
Released: 9-29-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-041D-A01	C11	Convenience Retail	1,702	10

Product Description	Bid Range	Proposed
Coffee	15% - 18%	
News/Convenience - Newspapers, magazines, hardcover, and paperback books	10% - 13%	
News/Convenience - Nonprescription drugs, sundries, snacks, candy, chewing gum, mints, stationery, water, soft drinks and chilled/canned/boxed/bagged food	12% - 15%	
News/Convenience - Apparel, hats, souvenirs, tobacco products, film, batteries and all other merchandise not listed in other categories	15% - 18%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
Minimum Annual Guarantee	\$173,000	XXXXXXXXXX

CATEGORY: Convenience Retail

This location is intended to provide the best of a bookstore and a newsstand. This location includes a local or nationally branded, full-service coffee component. It must offer innovative, current and emerging reading technology. In addition, must offer limited sundry items, health and beauty aids, books, snacks, and souvenirs.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE RTL-7

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

Signature: _____ **Date:** _____

Package RTL-7 (continuation)

Concept Description:

This concept is intended to be a high quality news location and must offer reading materials, sundry items, health and beauty aids, books, snacks, and souvenirs. This concept should be tailored to appeal to the travelers' senses and deliver an unparalleled shopping experience. Most customers will be travelers purchasing items to carry on board airplanes, therefore; careful consideration should be given to the product assortment and packaging. The store should provide fast, easy customer access to all areas of the store and quick, friendly checkout. The food and beverage product assortment should include self-serve hot and cold beverages, pre-packaged meals, hot and cold sandwiches, salads, snacks, candy, single-serve novelty ice cream, fresh fruit and pastries.

Minimum Requirements:

1. Reading materials, such as magazines, newspapers, and books
2. Health and Beauty aids
3. Snacks and bottled beverages
4. Travel essentials
5. Self-serve fountain beverages and self-serve coffee.
6. The location should 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. All existing finishes should be replaced with new finishes. The storefront openings should be modified to match the LOD. The electrical service location may need to be relocated to accommodate the new layout and/or comply with applicable codes. Existing electrical HVAC equipment and other infrastructure may be utilized if adequate for new concept, and in good working order. The design should be unique and inviting and should have an iconic appeal. Design of the space should reflect a bold, 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. Display of the products should be appetizing and appealing.
3. Refer to the Tenant Design Manual

Package RTL-7 (continuation)

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.

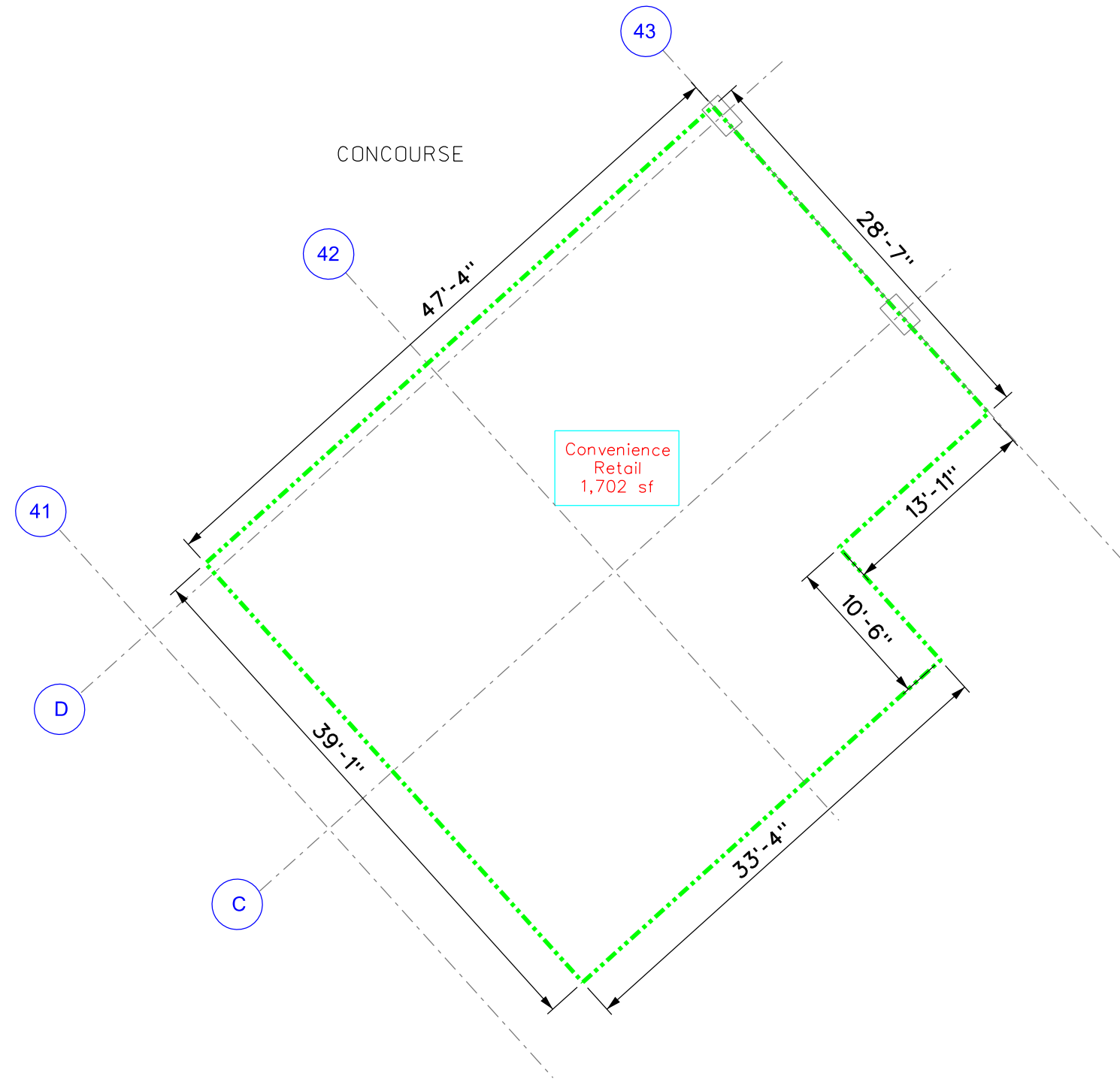
GENERAL NOTES:

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

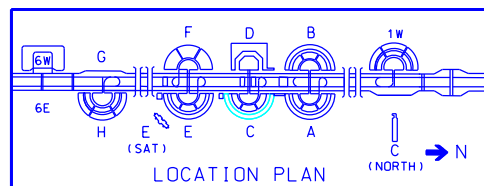
LEASE OUTLINE LOCATION STANDARDS:

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.
5. TERMINAL TERRAZZO TO BE PROTECTED BY TENANT

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.



1 UTILITY PLAN



DALLAS / FORT WORTH INTERNATIONAL AIRPORT

DRAWN BY: TDP
 APPROVED BY:
 ISSUE DATE: 09.12.2017

TYPE OF USE: CONVENIENCE
 TERMINAL LOCATION: TERMINAL C
 REFERENCE NUMBER: C-2-041D-A01 GATE: 11

DESIGN CONDITION:
 CONTRACT NUMBER: 238710

SHEET NUMBER