

Attachment 1
Package SVC-9
Released: 1-31-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-045G-A01	C12	Spa	908	7

Product Description	Bid Range	Proposed
Retail	14% - 17%	
Spa	13% - 16%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
Minimum Annual Guarantee	\$104,500	XXXXXXXXXX

CATEGORY – Spa

Massage therapy areas should comprise the majority of the space, with spa-related merchandise displays for products such as bath oils, scrubs, soaps, lotions, skin care products and nail care products.

Concept Description:

The Salon/Spa concept should provide the passengers the opportunity to unwind with “express” day spa services similar to those found in luxury hotels and resorts. The store design should create a luxurious, tranquil environment that exudes an ambiance of relaxation and comfort when entering and throughout the entire design with the latest textiles, furnishings and decor. Massage therapy should comprise the majority of the space, with spa-related merchandise displays for products sales such as bath oils, scrubs, soaps, lotions, shampoos, conditioners, skin care products and nail care products occupying the remainder of the floor space. Spa music, if featured should create an ambiance that embellishes the character of the concept.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE SVC-9

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

Signature: _____ **Date:** _____

Attachment 1
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Package SVC-9 (continuation)

Minimum Requirements:

1. This concept must offer services including massage therapy, manicures, pedicures, body treatments, waxing, and facial treatments.
2. The salon/spa must provide services for both men and women.
3. For all professional services provided, the staff must be properly licensed by the State of Texas.

Desired Elements:

1. Complimentary water and wine will be permitted.

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 successful proposer will need to add water and sanitary sewer. 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. Refer to the Tenant Design Manual

PACKAGE ACDBE/M/WBE Goals:

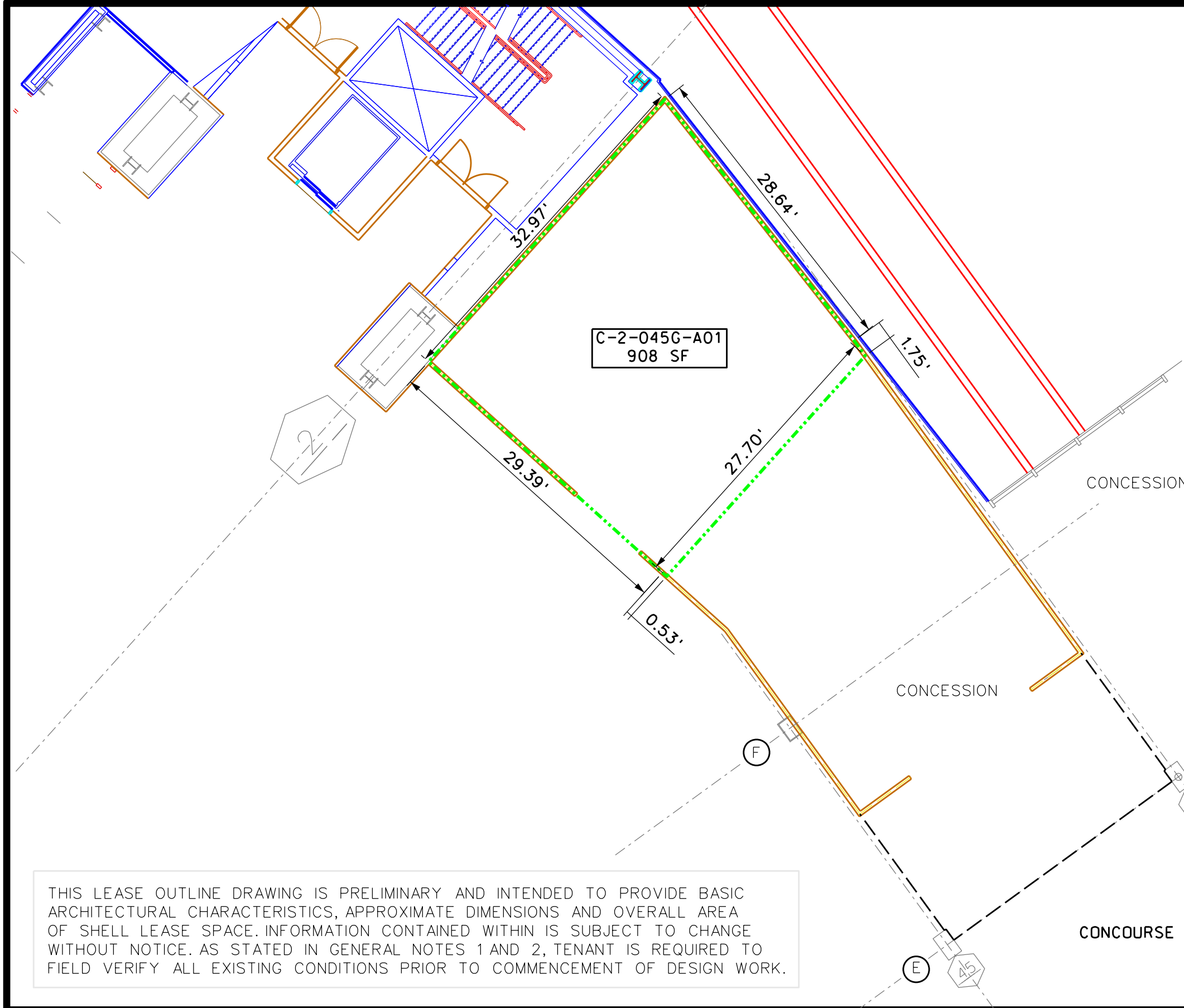
Area	Goal	Proposed
ACDBE	20%	
M/WBE	30%	

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

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE SVC-9

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. 2016

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

SHEET NUMBER
 1
 OF 1 SHEETS
DFW-