

**Package Summary and Requirements**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
A-2-027F-A01	A Pier	Gourmet Market and Retail	<del>2,658</del> <u>2,895</u>	10
B-2-109D-A01	B41	Flexible Retail	804	7
D-SC106B	D11	Flexible Retail	1,455	7
D-SV108	D16	Flexible Retail	501	7

**Each location will have their own independent lease.**

**This package does allow for sublease opportunities.**

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

<b>Area</b>	<b>Goal</b>	<b>Proposed</b>
ACDBE	30%	
M/WBE	30%	

**For more information on ACDBE/M/WBE requirements, see Tab 10 of the RFP.**

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE 7**

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

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

**Package Summary and Requirements**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
A-2-027F-A01	A Pier	Gourmet Market and Retail	2,658	10

<b>Percent Rent Category</b>	<b>Bid Range</b>	<b>Proposed</b>
Prepared or Pre-Packaged Food	17% - 20%	
Non-Alcoholic Beverages	17% - 20%	
Bottled Water	17% - 20%	
Convenience – Nonprescription drugs, sundries, stationery	17% - 20%	
Snacks – Chips, confections, gum, nuts	17% - 20%	
Specialty Retail – Unique Apparel, hats, souvenirs, (comfort and therapeutics) and all other retail merchandise not listed in other categories	17% - 20%	
Allowances - Branding Fees, Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Miscellaneous – All other Gross Receipts not listed above.	11%-14%	
<b>Minimum Annual Guarantee</b>	\$351,000	XXXXXXXXXX

**Concept Description:**

This location will be a blended retail and gourmet market that can be themed to provide a quality experience for passengers. This location will offer a wide array of products including retail, gourmet snacks, local gifts, themed souvenirs, and travel essentials along with high-quality grab and go gourmet options such as fresh-made salads or energy bowls, deli sandwiches, wraps and/or soups. Any merchandise or items sold inside this lease space must be able to be purchased from any point of sale (POS) station within the location.

The proposed concept should not compete with another existing concept within 3 gates on either side of proposed location. (Refer to **Attachment 4 Package Directory and Maps**). Provide sufficient justification of how the proposed concept is the best fit for this location.

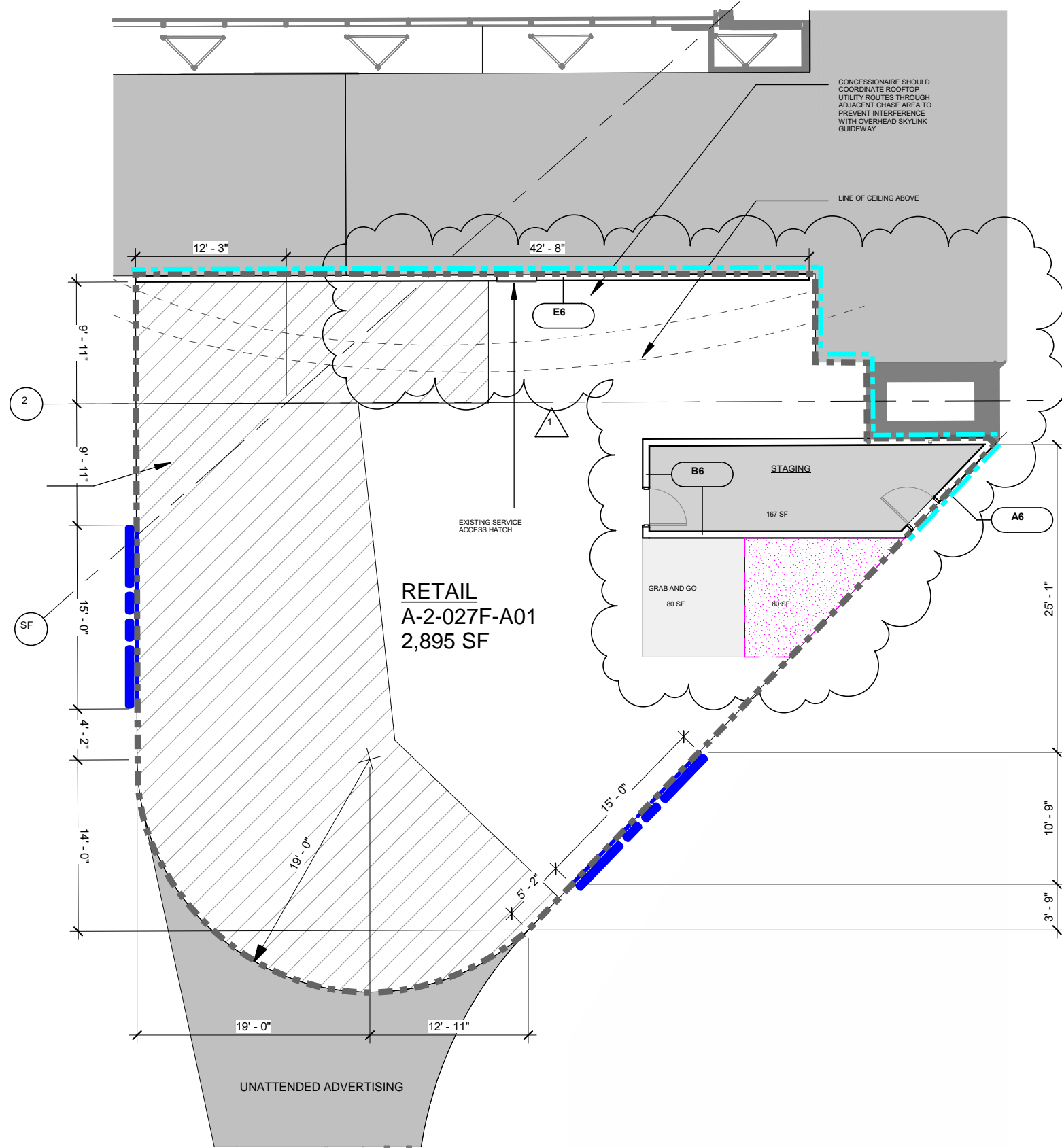
This location will open in the Terminal A Pier in the Summer of 2026. Construction will start 6 months prior.

**All Minimum Requirements are a MUST:**

1. Snacks and bottled beverages.
2. Small selection of Dallas/Fort Worth/Texas Souvenirs that creates a sense of place for the cities of Dallas and Fort Worth.
3. Have an employee menu and/or employee discounts per lease.
4. Provide a variety of fresh food or pre-package items for “grab and go” for all day parts.
5. Use sustainable and collapsible packaging.
6. Use eco-friendly disposable straws, if applicable.
7. Provide implementation plan for participation in food donation, grease recycling and composting programs.
8. Provide a self-ordering and/or self-checkout option.
9. Cooperate fully with the implementation of the POS integration.
10. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
11. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.

**Design Requirements:**

1. This is a partially raw/unfinished space or Whitebox condition. A portion of this space will require demolition, and a portion of this space currently has base building ceiling. The area with existing ceiling must be maintained for patio/cafe seating or sales area; no walls or partitions above 48" will be permitted in the patio area. Any merchandising fixtures in this area must be lockable fixture. The carpet tiles in this area may be removed and the tenant may install flooring and perimeter railing.
2. This location must incorporate queuing within the tenant's lease space. The location currently has an empty conduit from the designated electrical room to the tenant location. The selected proposer will need to extend new electrical service using the airport provided empty conduit. If HVAC equipment and other infrastructure is existing, they may be utilized if adequate for new concept, and in good working order as certified by the engineer of record; cooking may require additional HVAC. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. All utilities are delivered to the lease line of this location. Selected proposer will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the Lease Outline Drawing (LOD). All tenants will be required to connect to the Airports proprietary life safety systems and install an HVAC sensor to connect to base building automation systems.
3. The new pier locations will have design conditions different from any existing terminal conditions. The airports concession's soffit must be maintained, signage will be placed in the designated space as shown on the LOD and in the Tenant Design Manual (TDM). All aspects of the tenant design must be compliant with the Airport Concessions TDM.
4. The LOD indicates where full height walls may be placed, and this area should be secured with a glass operable wall system. Fixtures outside of this operable wall must be self-secured.
5. The unique design should incorporate an attractive collection of retail and food & beverage stations in a thematic urban market style design. The successful proposer will present a theme and layout that allows a customizable product and a meaningful experience. A mixture of both local and globally recognized themes and products.
6. The selected proposer must install an Airport approved door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
7. Refer to the TDM, to which all aspects of the design must align.



## GENERAL NOTES

- 1 TENANT SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS IN THE FIELD AND COORDINATING WITH WITH EXISTING CONDITIONS.
- 2 TENANT SHALL BE RESPONSIBLE FOR VERIFYING MEP AND STRUCTURAL CONDITIONS IN THE FIELD.
- 3 REFER TO THE CONSTRUCTION SERVICE MATRIX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE.
- 4 EXISTING PARTITIONS MAY BE RECONFIGURED UNLESS DESIGNATED PART OF THE RESTRICTED AREA.
- 5 FINISHES SHALL ALIGN WITH THE STANDARDS IN THE TENANT DESIGN MANUAL.
- 6 GRAB & GO, SELF ORDER KIOSK AND ASSOCIATED QUEUING INDICATE SIZE AND PRPORTION, WITH FLEXIBLE PLACEMENT DURING TENANT DESIGN
- 7 BACK OF HOUSE SIZE REQUIREMENTS SHOULD BE REFERRED TO THE APPROPRIATE TDM SECTION
- 8 GYP FINISH IS PROVIDED IN EXISTING DEMISING WALLS AT A LEVEL ABOVE FINISHED FLOOR THAT IS FLUSH WITH THE BOTTOM OF THE BASE BUILDING SOFFIT. GYP SURFACE CONTINUES TO DECK.
- 9 REFER TO GW-01 FOR WALL TYPES
- 10 TENANT SHALL PROVIDE MINIMUM BACK OF HOUSE SPACES AS A % OF TOTALSQUARE FOOTAGE AS FOLLOWS:  
FAST FOOD - 65-75%,  
QUICK SERVE - 40-50%,  
SIT DOWN - 25-35%
- 11 HATCH AREA - ENSURE VISIBILITY WITH NO FULL-HEIGHT PARTITIONS EXCEPT GLASS

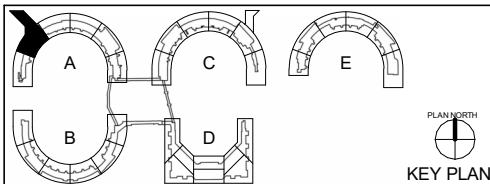
## LEASE OUTLINE LOCATION STANDARDS

- 1 LEASE LINE IS LOCATED ON THE CENTERLINE OF DEMISING WALLS WHEN WALLS ARE BETWEEN DEMISED CONCESSIONS.
- 2 LEASE LINE IS LOCATED ON THE HOLD LOUNGE SIDE OF DEMISING WALLS BETWEEN CONCESSION UNITS AND HOLD LOUNGE AREAS.
- 3 LEASE LINE IS LOCATED ON THE OUTSIDE FACE OF GLAZING SYSTEMS FACING CONCOURSE CIRCULATION.
- 4 LEASE LINE IS LOCATED ON THE OUTSIDE FACE OF GLAZING FACING THE AIRFIELD.
- 5 THE TENANT SHALL PROTECT ALL EXISTING BASE BUILDING FLOOR FINISHES.
- 6 TENANT RELATED QUEUING MUST BE CONTAINED WITHIN THE TENANT'S LEASED AREA.

## SYMBOLS LEGEND

- RESTRICTED AREA
- QUEUING AREA
- TERMINAL FINISHES
- . - . EXISTING SKYLINK ABOVE
- PROPOSED IDENTITY CONTROL ZONE
- LOW HEIGHT ONLY

**1** LEASE OUTLINE DIAGRAM : TA-07  
3/32" = 1'-0"



**DFW**

DALLAS  
FORT WORTH  
INTERNATIONAL  
AIRPORT

2040 S INTERNATIONAL PARKWAY  
DFW AIRPORT, TX 75261

TYPE OF USE: RETAIL  
TERMINAL LOCATION: TERMINAL A PIER  
REFERENCE NUMBER: 07 GATE: N/A

DESIGN CONDITION: A9  
CONTRACT NUMBER:

SHEET NUMBER

**TA-07**

**Package Summary and Requirements**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
B-2-109D-A01	B41	Flexible Retail	804	7

<b>Percent Rent Category</b>	<b>Bid Range</b>	<b>Proposed</b>
Specialty Retail	17% - 20%	
Allowances - Branding Fees, Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Miscellaneous – All other Gross Receipts not listed above.	11%-14%	
<b>Minimum Annual Guarantee</b>	\$91,976	XXXXXXXXXX

**Concept Description:**

This location has been designed as a flexible retail concept. The proposer should tailor their retail concept strategy to meet passenger demands, leverage sales channels and enhance customer experience. This location can feature merchandise such as, but not limited to, fashion jewelry, apparel, and accessories. Provide sufficient justification of how the proposed concept is the best fit for this location.

The proposed concept should not compete with another existing concept within 3 gates on either side of proposed location. (Refer to **Attachment 4 Package Directory and Maps**). Provide sufficient justification of how the proposed concept is the best fit for this location.

This location is not impacted by any airport construction projects. Construction of this location is expected to begin 6 months after board approval.

**All Minimum Requirements are a MUST:**

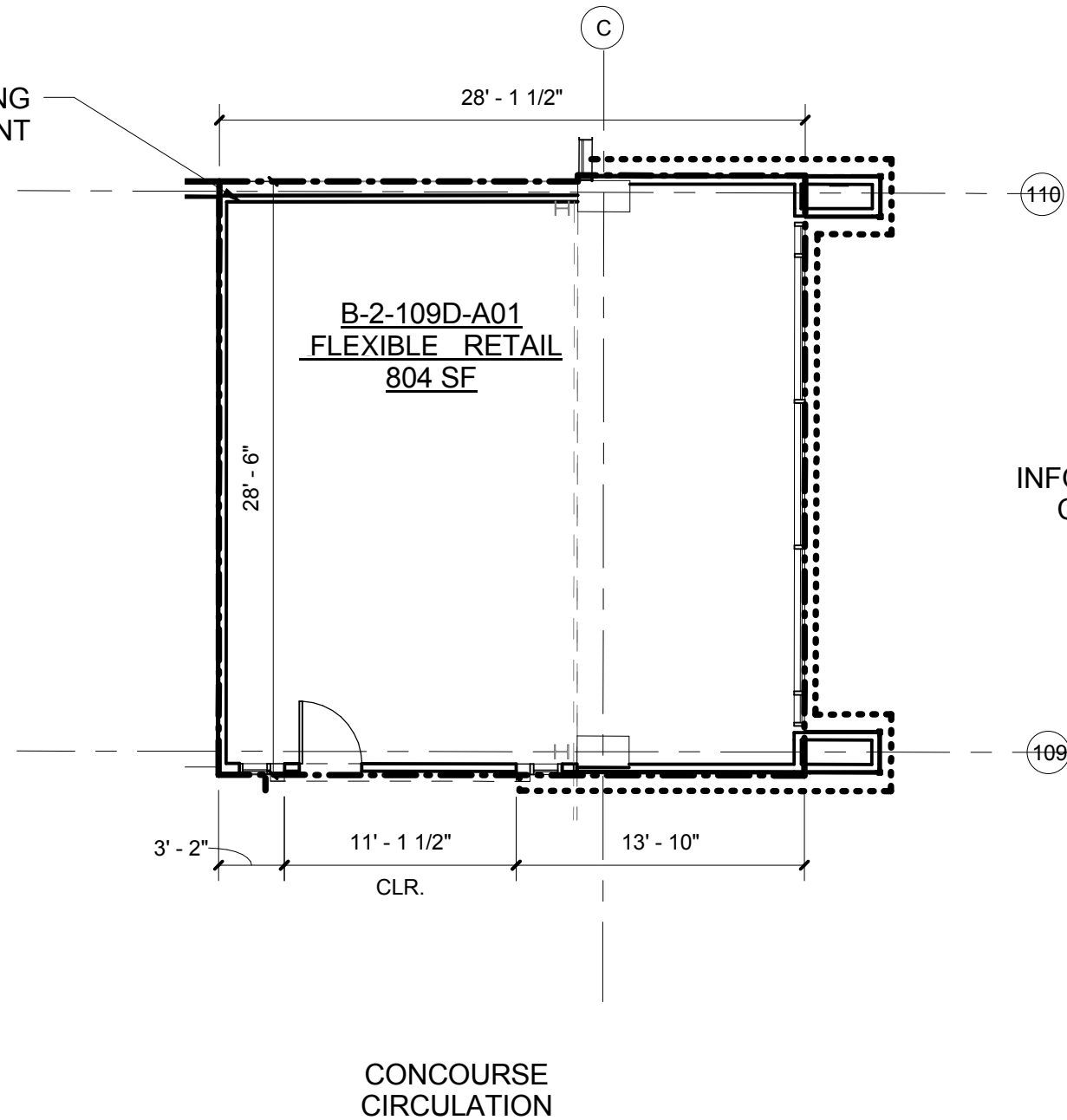
1. Provide a self-checkout option.
2. Have sustainable collapsible packaging.
3. Provide a sense of place for the cities of Dallas and Fort Worth.
4. Provide an employee discount to badges employees per lease.
5. Cooperate fully with the implementation of the POS integration.
6. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
7. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.

**Design Requirements:**

1. This location will not be provided a Whitebox, the selected proposer will be responsible for the demolition of all finishes. The storefront opening and signage shall be placed at the entrance of the space in accordance with the Tenant Design Manual (TDM). The tenant storefront materials may only exist within the stainless-steel neutral frame as depicted in the TDM as a design condition. The electrical service location may need to be relocated/consolidated to accommodate the new layout and comply with applicable codes. The electrical equipment may be reused if deemed sufficient by the Engineer of Record (EOR). Existing HVAC equipment and other infrastructure may be utilized if adequate for the proposed concept, and in good working order as certified by the EOR. Additional HVAC may be required, depending upon kitchen design. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. The design should be unique and inviting and should have an iconic appeal. Selected proposer will be responsible for bringing utilities to the space from nearest tie-in point which may be outside of the LOD. All tenants will be required to connect to the Airports proprietary life safety systems, install an HVAC sensor to connect to base building automation systems. All aspects of the tenant design must be compliant with the Airport Concessions TDM.
2. The selected proposer must retain or install an Airport approved door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
3. Refer to the TDM, to which all aspects of the design must align.

METAL STUDS FURRING  
PROVIDED TO TENANT

AMENITIES  
PLAY AREA



**GENERAL NOTES:**

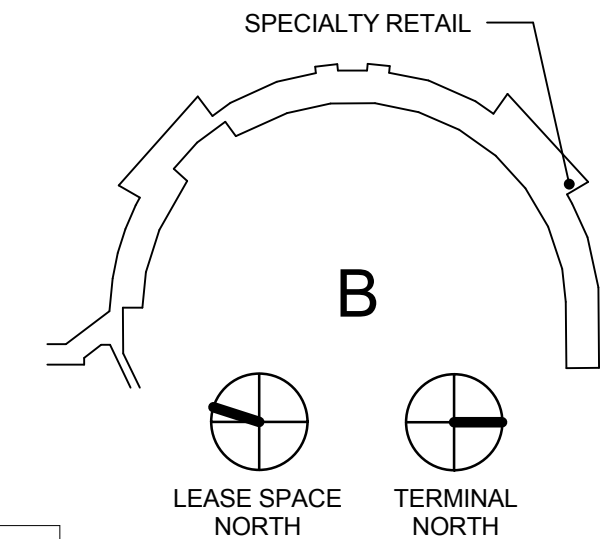
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE 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

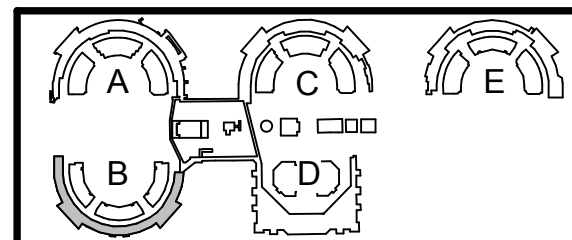


**DRAFT:** April 04, 2012

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.

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CONTRACT NUMBER:

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OF 1 SHEETS  
DFW



**Package Summary and Requirements**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
D-SC106B	D11	Flexible Retail	1,455	7

<b>Percent Rent Category</b>	<b>Bid Range</b>	<b>Proposed</b>
Specialty Retail	17% - 20%	
Allowances - Branding Fees, Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Miscellaneous – All other Gross Receipts not listed above.	11%-14%	
<b>Minimum Annual Guarantee</b>	\$95,105	XXXXXXXXXX

**Concept Description:**

This location has been designed as a flexible retail concept. The proposer should tailor their retail concept strategy to meet passenger demands, leverage sales channels and enhance customer experience. This location can feature merchandise such as, but not limited to, fashion jewelry, athleisure apparel and accessories. This location may not include electronics. Provide sufficient justification of how the proposed concept is the best fit for this location.

The proposed concept should not compete with another existing concept within 3 gates on either side of proposed location. (Refer to **Attachment 4 Package Directory and Maps**). Provide sufficient justification of how the proposed concept is the best fit for this location.

This location is not impacted by any airport construction projects. The location will start construction 6 months after board approval.

**All Minimum Requirements are a MUST:**

1. Provide a self-checkout option.
2. Have sustainable packaging.
3. Provide a sense of place for the cities of Dallas and Fort Worth.
4. Have an employee menu and/or employee discounts per the lease.
5. Cooperate fully with the implementation of the POS integration.
6. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
7. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.

**Design Requirements:**

1. This location will not be provided a Whitebox, the selected proposer will be responsible for the demolition of all current finishes. The storefront opening and signage shall be placed at the entrance of the space in accordance with the Tenant Design Manual (TDM). The tenant storefront materials may only exist within the stainless-steel neutral frame as depicted in the TDM as a design condition. The electrical service location may need to be relocated/consolidated to accommodate the new layout and comply with applicable codes. The electrical equipment may be reused if deemed sufficient by the Engineer of Record (EOR). Existing HVAC equipment and other infrastructure may be utilized if adequate for the proposed concept, and in good working order as certified by the EOR. Additional HVAC may be required, depending upon kitchen design. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. The design should be unique and inviting and should have an iconic appeal. Selected proposer will be responsible for bringing utilities to the space from nearest tie-in point which may be outside of the Lease Outline Drawing (LOD). All tenants will be required to connect to the Airports proprietary life safety systems, install an HVAC sensor to connect to base building automation systems. All aspects of the tenant design must be compliant with the Airport Concessions TDM.
2. The selected proposer must retain or install a door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
3. Refer to the TDM, to which all aspects of the design must align.





**GENERAL NOTES:**

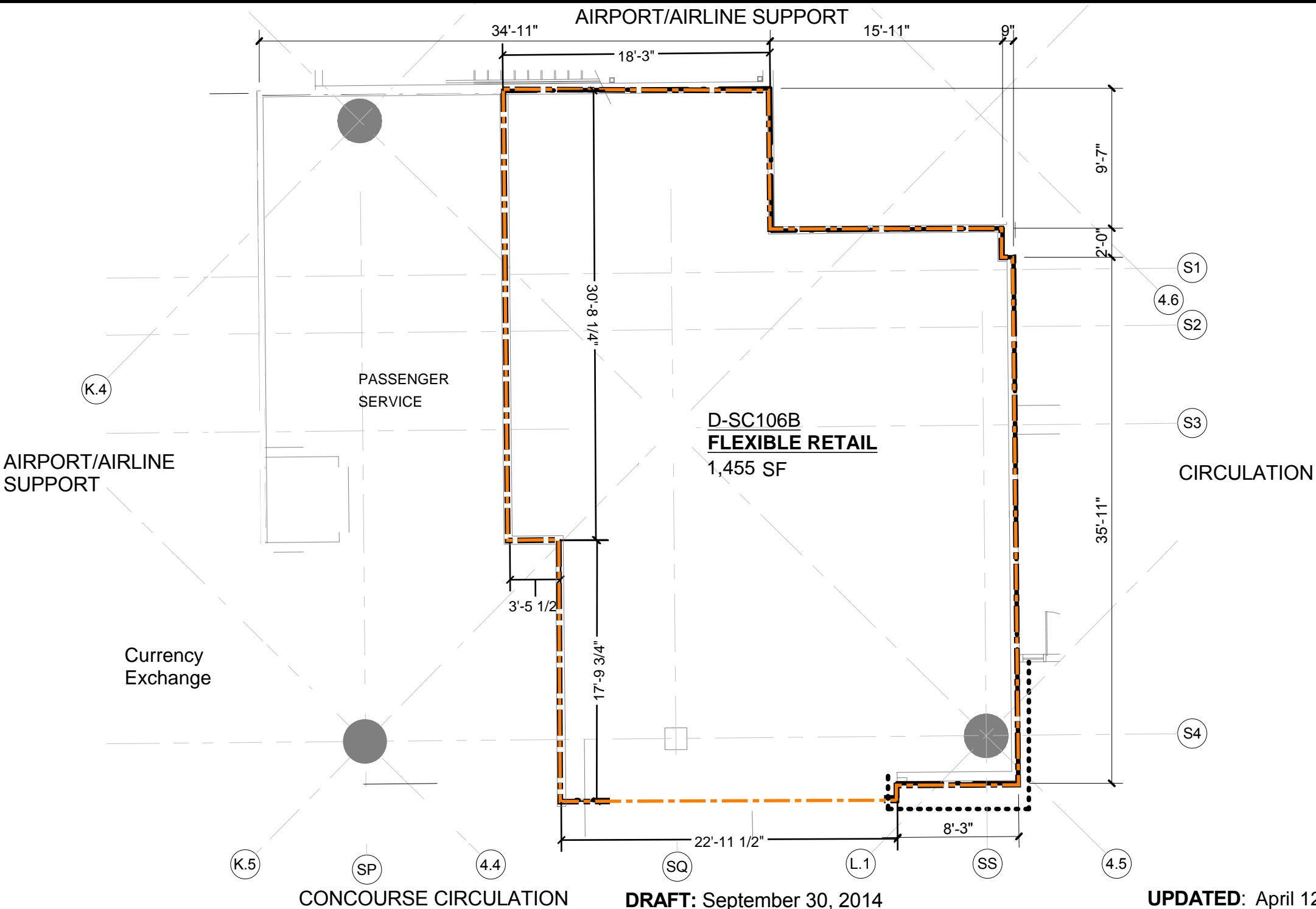
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2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

**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**

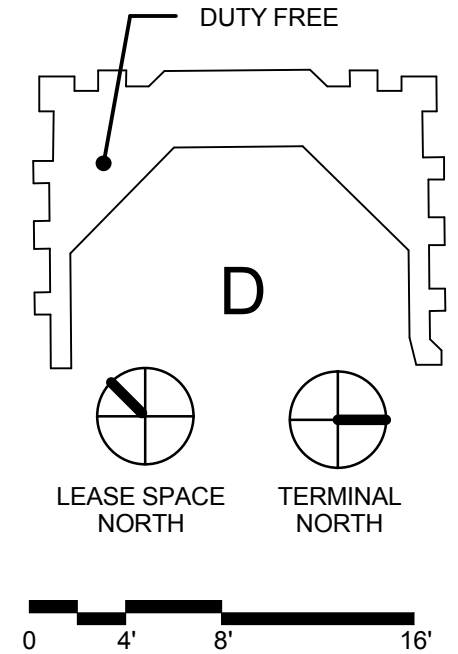
- LEASE AREA 
- SEATING 
- RESTRICTED ZONE 
- GUARDRAIL 



**DRAFT:** September 30, 2014

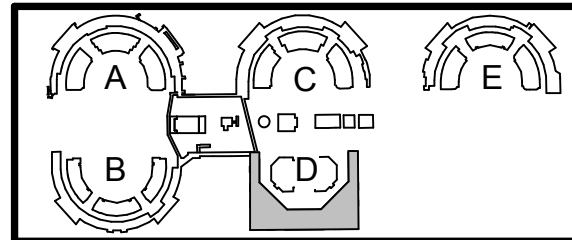
**UPDATED:** April 12, 2024

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.



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 OF 1 SHEETS  
 DFW

**Package Summary and Requirements**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
D-SV108	D16	Flexible Retail	501	7

<b>Percent Rent Category</b>	<b>Bid Range</b>	<b>Proposed</b>
Specialty Retail	17% - 20%	
Allowances - Branding Fees, Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Miscellaneous – All other Gross Receipts not listed above.	11%-14%	
<b>Minimum Annual Guarantee</b>	\$72,306	XXXXXXXXXX

**Concept Description:**

This location has been designed as a flexible retail concept. The proposer should tailor their retail concept strategy to meet passenger demands, leverage sales channels and enhance customer experience. This location can feature merchandise such as, but not limited to, fashion jewelry, apparel, and accessories. This location may not include electronics. Provide sufficient justification of how the proposed concept is the best fit for this location.

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This location is not impacted by any airport construction projects. The location will start construction 6 months after board approval.

**All Minimum Requirements are a MUST:**

1. Provide a self-ordering and/or self-checkout option.
2. Have sustainable packaging.
3. Provide a sense of place for the cities of Dallas and Fort Worth.
4. Have an employee menu and/or employee discounts per the lease.
5. Cooperate fully with the implementation of the POS integration.
6. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
7. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.

**Design Requirements:**

1. This location will not be provided a Whitebox, the selected proposer will be responsible for the demolition of all current finishes. The storefront opening and signage shall be placed at the entrance of the space in accordance with the Tenant Design Manual (TDM). The tenant will be required to make modifications to the neutral frame and create a new demising wall as shown in the Lease Outline Drawing (LOD). The tenant storefront materials may only exist within the stainless-steel neutral frame as depicted in the TDM as a design condition. The electrical service location may need to be relocated/consolidated to accommodate the new layout and comply with applicable codes. The electrical equipment may be reused if deemed sufficient by the Engineer of Record (EOR). Existing HVAC equipment and other infrastructure may be utilized if adequate for the proposed concept, and in good working order as certified by the EOR. Additional HVAC may be required, depending upon kitchen design. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. The design should be unique and inviting and should have an iconic appeal. Selected proposer will be responsible for bringing utilities to the space from nearest tie-in point which may be outside of the LOD. All tenants will be required to connect to the Airports proprietary life safety systems, install an HVAC sensor to connect to base building automation systems. All aspects of the tenant design must be compliant with the Airport Concessions TDM.
2. The selected proposer must retain or install a door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
3. Refer to the TDM, to which all aspects of the design must align.

**GENERAL NOTES:**

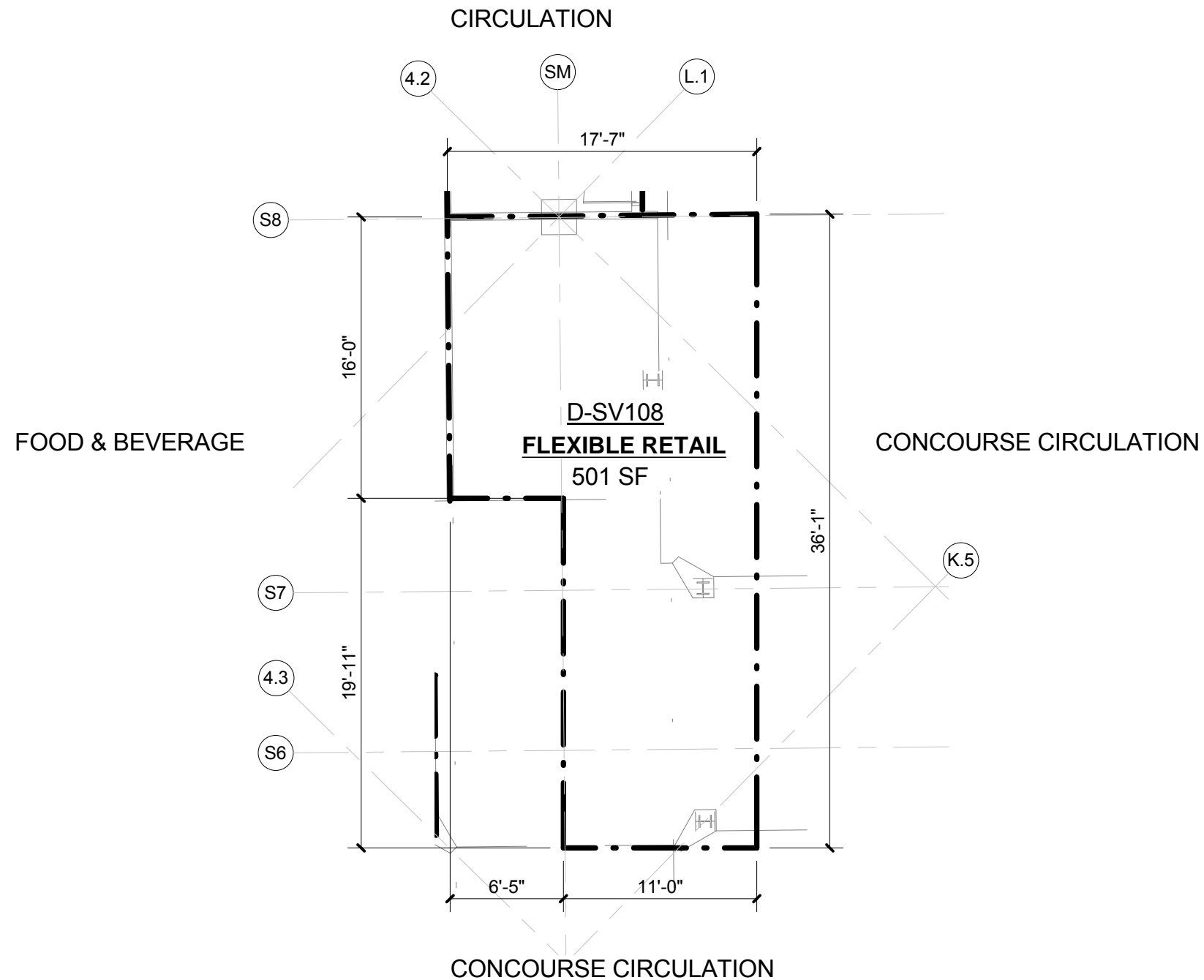
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2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

**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

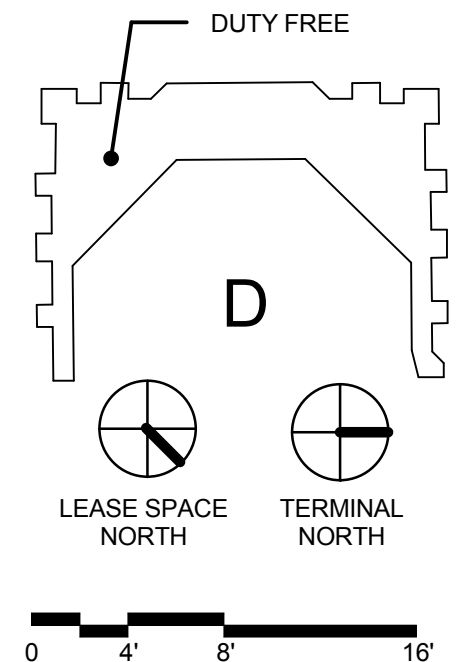


**DRAFT:** September 30, 2014

**UPDATED:** November 25, 2014

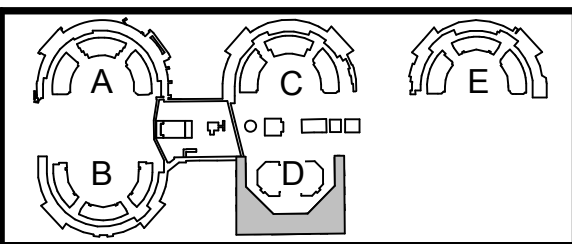
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\*RESTRICTED ZONES TO BE DETERMINED



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