

**Attachment 1**  
**Package RTL-5**  
 Released: 1-31-17

**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>
E-2-012C-A01	E 04	Travel Essential w/ Coffee	933	7
D-2-SV109	D 16	Electronics	876	7
D-2-SV112	D 16	Sunglasses	425	7
D-2-SV114	D16	Open Retail	876	7

**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 section 2.4 of the RFP.**

\*Although offered as a package each location will have their own independent lease.

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 (Print or Type)

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

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 Package RTL-5 (continuation)

**Package Summary and Requirements**

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E-2-012C-A01	E 04	Travel Essential w/ Coffee	933	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>	\$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 concept is intended to be a high quality news/drip coffee location and must offer innovative, current and emerging reading technology. The reading assortment must include newspapers, magazines, top-10 bestseller list books, and children's activity books.

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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. News/Coffee locations should provide drip coffee and fresh bakery items. 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.

**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 (No more than two (2) coolers in this location).
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 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.
2. Refer to the Tenant Design Manual

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Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-2-SV109	D 16	Electronics	876	7

Product Description	Bid Range	Proposed
Specialty Retail	15% - 18%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
<b>Minimum Annual Guarantee</b>	\$212,300	XXXXXXXXXXXX

**CATEGORY: Specialty Retail**

Retail other than Convenience Retail, including shops specializing in books, clothing, fashion accessories, shoes, electronics, sports apparel, jewelry, local crafts, packaged foods for consumption off-premises, and gift/souvenir shops, among others.

**Concept Description:**

This location must provide a selection of electronic accessories for portable devices. Offerings may include cell phone accessories, laptop accessories, compact discs, DVDs, portable audio and video equipment, games or other multi-media related items for sale or rent.

**Minimum Requirements:**

1. This location must provide a selection of electronic accessories for portable devices including cell phone accessories, laptop accessories, and tablet accessories.
2. Portable electronic charging accessories
3. Staff at this location must be knowledgeable in current product selections and be able to make recommendations to customers based on their needs.

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4. 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.
5. Concept must provide the customer with an interactive area to preview merchandise, charge personal equipment, and/or experience games/new software/technology.

**Desired Elements:**

1. Gaming equipment, phones, and video devices

**Design Requirement:**

1. Refer to the Tenant Design Manual

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Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-2-SV112	D 16	Sunglasses	425	7

Product Description	Bid Range	Proposed
Specialty Retail	16% - 19%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
<b>Minimum Annual Guarantee</b>	\$108,700	XXXXXXXXXXXXXXXX

**CATEGORY: Specialty Retail**

Retail other than Convenience Retail, including shops specializing in books, clothing, fashion accessories, shoes, electronics, sports apparel, jewelry, local crafts, packaged foods for consumption off-premises, and gift/souvenir shops, among others.

**Concept Description:**

This location is intended to feature a blend of designer branded fashion and affordable fashion sunglasses in multiple price ranges. Location may also include fashion readers, eyeglass accessories and supplies. Staff at this location must be knowledgeable in current product selections and be able to make recommendations to customers based on their needs.

**Minimum Requirements:**

1. This location must provide products for men and women in various price-points.
2. The location must 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 Requirement:**

1. Refer to the Tenant Design Manual

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D-2-SV114	D 16	Open Retail	876	7

<b>Product Description</b>	<b>Bid Range</b>	<b>Proposed</b>
Specialty Retail	15% - 18%	
Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs)	11% - 14%	
<b>Minimum Annual Guarantee</b>	\$59,000	XXXXXXXXXXXXXXXX

**CATEGORY: Specialty Retail**

Retail other than Convenience Retail, including shops specializing in books, clothing, fashion accessories, shoes, electronics, sports apparel, jewelry, local crafts, packaged foods for consumption off-premises, and gift/souvenir shops, among others.

**Concept Description:**

This location has been designated as an open concept. The proposer can propose the concept they think will best fit the area. This location can feature merchandise such as, but not limited to, fashion jewelry, apparel and accessories. Merchandise should be contemporary and reflect current trends and styles. This location may not conflict with nearby locations.

**Minimum Requirements:**

1. 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.

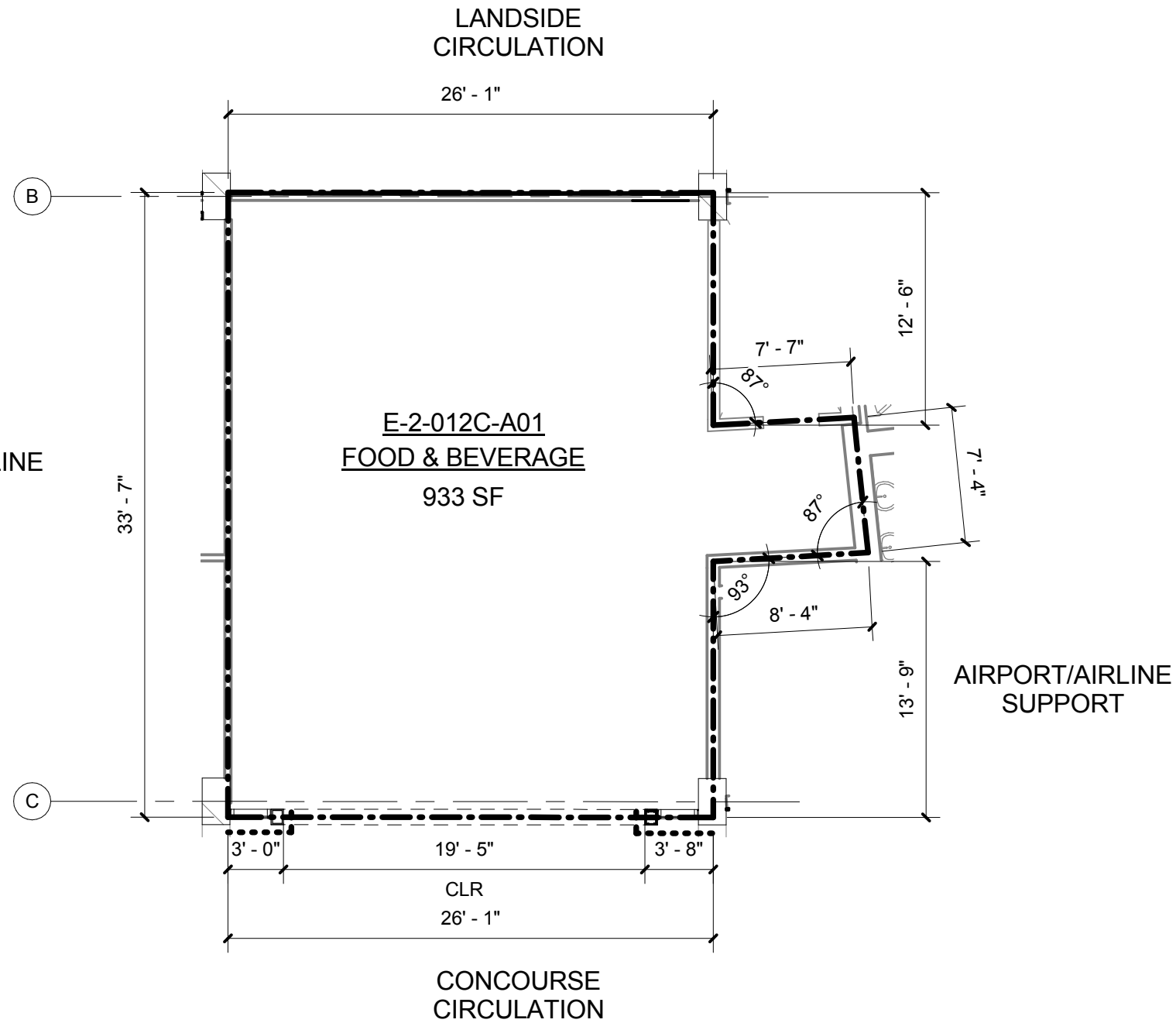
**Design Requirement:**

1. Refer to the Tenant Design Manual

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**GENERAL NOTES:**

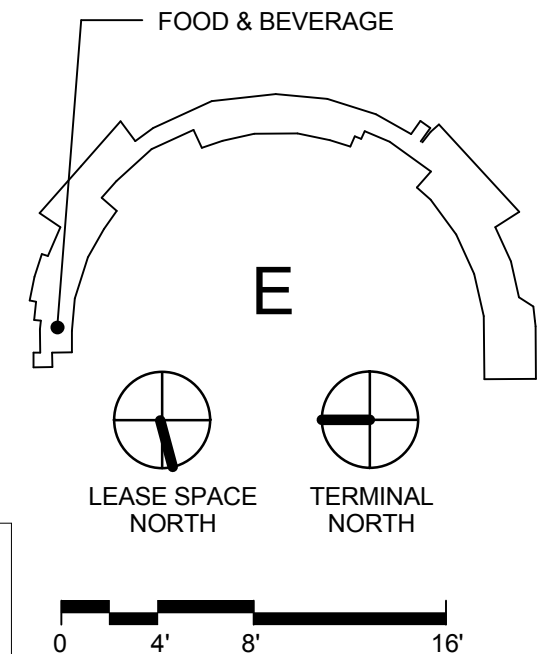
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2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

**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

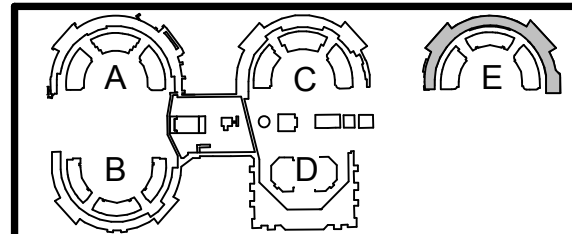


**DRAFT:** October 13, 2014

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.

THIS WAS PRODUCED BY OR UNDER THE DIRECT SUPERVISION OF REGISTERED ARCHITECT RALPH BAUER, # 7484. THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

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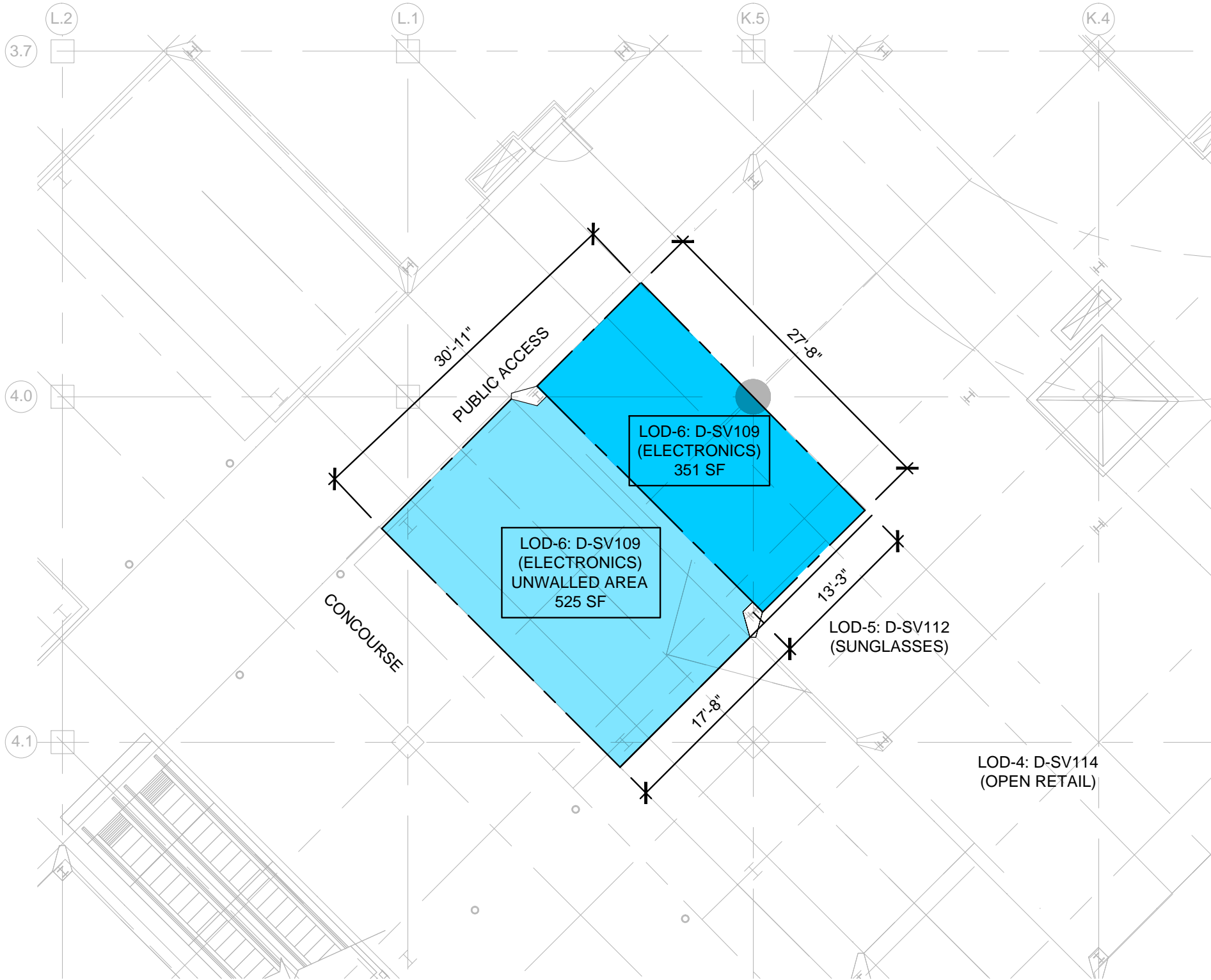
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**C O R G A N**

TYPE OF USE:  
 TERMINAL LOCATION:  
 REFERENCE NUMBER:  
 DESIGN CONDITIONS:  
 CONTRACT NUMBER:

SHEET NUMBER  
**1**  
 OF 1 SHEETS  
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**GENERAL NOTES:**

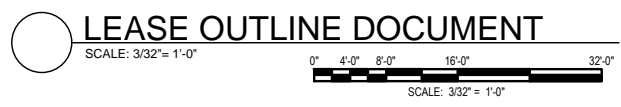
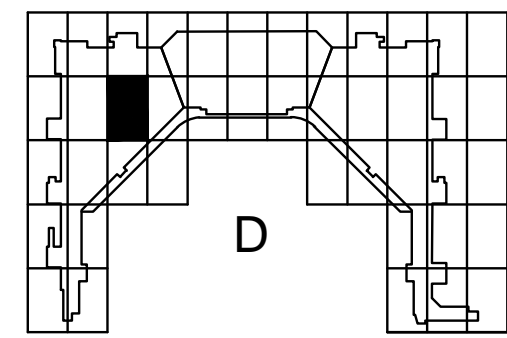
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS
3. REFER TO CONCESSIONS SERVICE MATRIX XX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

**LEASE OUTLINE LOCATION STANDARDS:**

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3. FACING CONCOURSE CIRCULATION LEASE LINE IS LOCATED AT THE OUTSIDE FACE OF GLAZING SYSTEM

**KEY LEGEND:**

- LEASE AREA
- RESTRICTED ZONE
- GUARDRAIL



EXP U.S. SERVICES  
TBAE REG # BR422

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

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

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**CONCESSION 06 - TYPE B8**

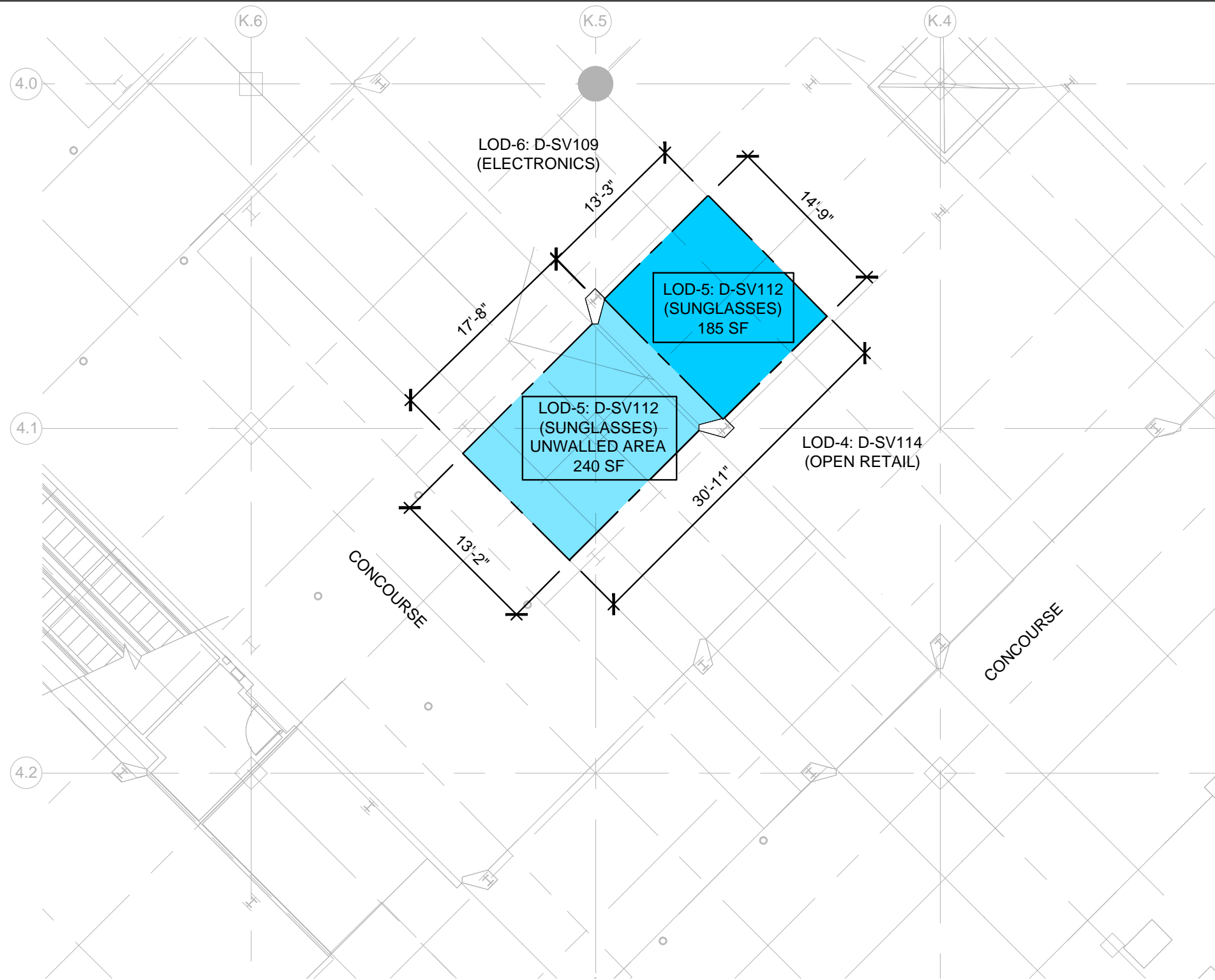
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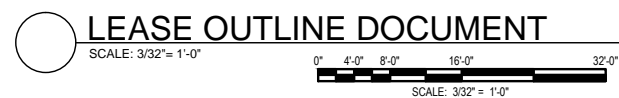
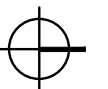
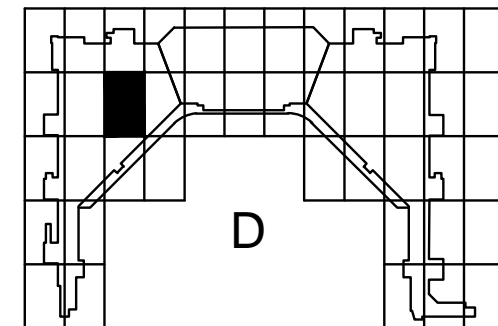
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DFW INTERNATIONAL AIRPORT

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ISSUE DATE:  
1/26/2017

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CONCESSION 05 - TYPE B8

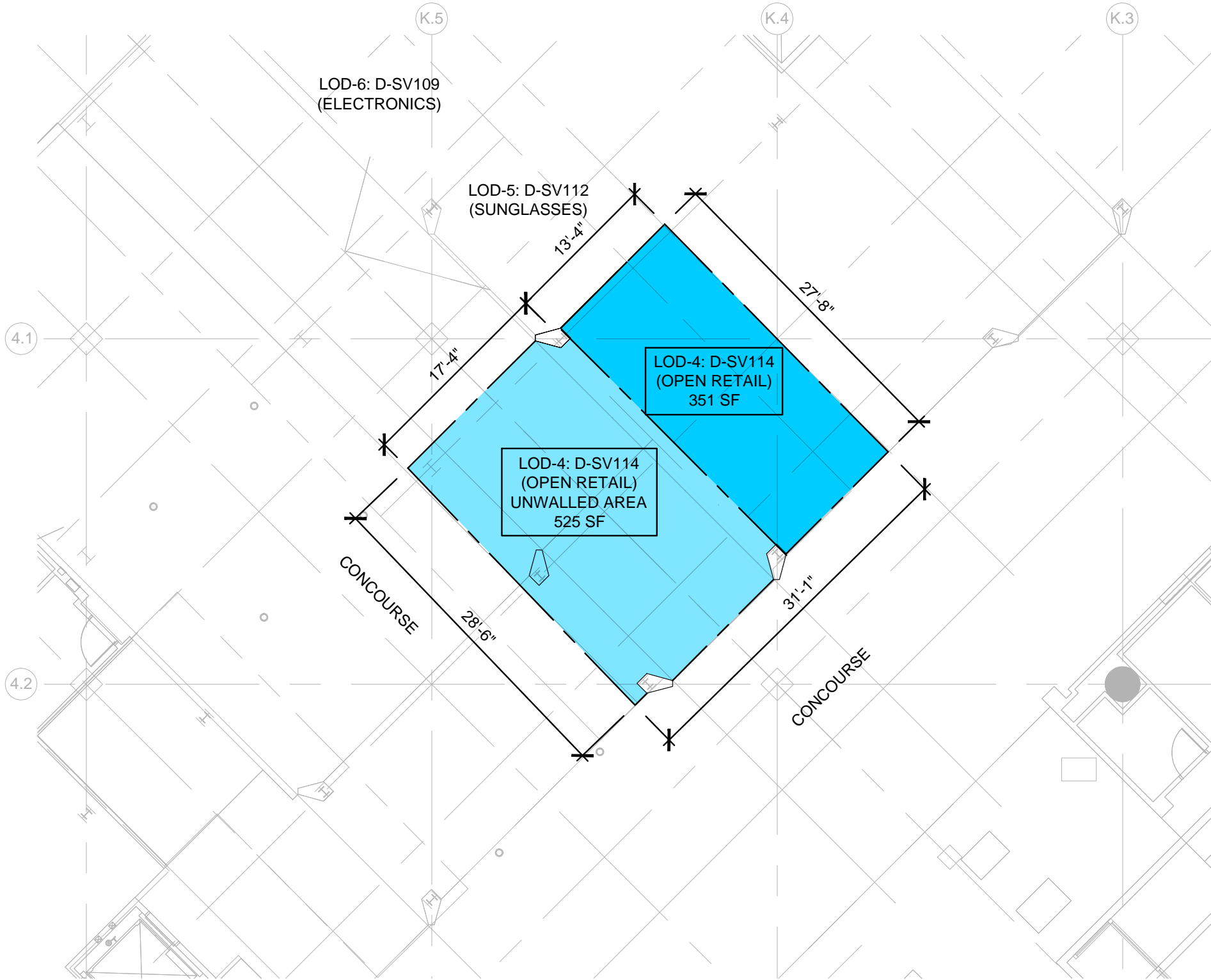
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06 OF 11 SHEETS

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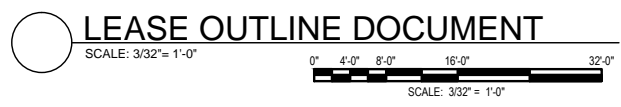
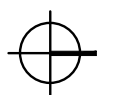
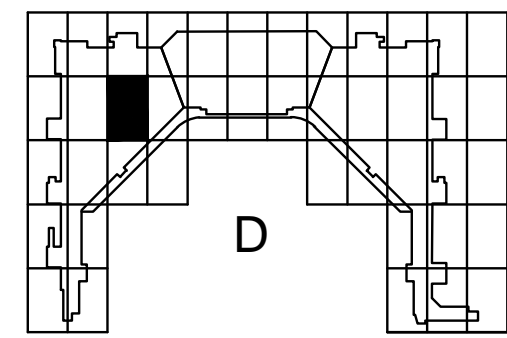
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**KEY LEGEND:**

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- GUARDRAIL



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05 OF 11 SHEETS

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