

Attachment 1
Package F&B-4
 Released: 4-11-2022
 Revised: 4-22-2022

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
C-2-124D-A01	C37	Entertainment Themed or Specialty Themed Bar	1,472	10

PACKAGE SBEC/M/WBE Goals:

Area	Goal	Proposed
SBEC	100%	XXXXXXXXXXXXXXXX
M/WBE	30%	

For more information on SBEC/M/WBE requirements, see section 2.4 of the RFP.
This location is designated as a SBEC opportunity.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-4

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

Signature: _____ Date: _____

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Percent Rent Category	Bid Range	Proposed
Alcohol	18% - 21%	
Coffee	14% - 17%	
Prepared or Pre-Packaged Food	15% - 18%	
Non-Alcoholic Beverages	15% - 18%	
Bottled Water	15% - 18%	
Specialty Retail	15% - 18%	
Allowances - 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%	
Minimum Annual Guarantee	\$161,306	XXXXXXXXXX

Concept Description:

This concept is intended to be an entertainment themed or a specialty themed bar. This location should feature specialty drink selections with small bites menu items and a unique entertainment experience.

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Minimum Requirements:

1. This location must feature experiential opportunities for instance, sports entertainment, interactive digital and/or gaming experiences, experiential wine/bar, and/or other similar interactive elements.
2. This area will require full mixed beverage permit from the Texas Alcoholic Beverage Commission (TABC) and must be compliant with all TABC rules.
3. Menu must provide options for all three-day parts.
4. Must have an employee menu for dine in and takeout **and/or employee discounts per the lease.**
5. The location must have a “grab and go” component **with hot and cold items.**
6. Must provide a self-check out option for sit-down and “grab and go”.
7. The menu must feature at least one vegan and one vegetarian entree that are low-cholesterol, fiber-packed, plant-based entrée. The menu must categorize the items as being vegan and/or vegetarian.
8. 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.
9. This location must sign-up with our mobile ordering partner GRAB to provide our passengers with the ability to order on the go and/or delivery.

Design Requirements:

1. This is a raw/unfinished space or whitebox condition. The storefront openings may not be modified by the tenant. The tenant storefront materials may only exist within the stainless-steel neutral frame provided by the Airport. The location currently has an empty conduit from the designated electrical room to the tenant location. The tenant will need to extend new electrical service using the airport provided empty conduit. Existing HVAC equipment and other infrastructure 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. The design should be a sophisticated upscale design. The design should have a sculptural/iconic appeal that presents an inviting and engaging atmosphere to customers. Design of the space should reflect a bold, fun/exciting theme with either a traditional or contemporary aesthetic.
2. The selected tenant must provide a door sensor and controller module that will communicate to the passengers when the location is open. This is a proprietary system that must integrate into the airports existing Building Automation System. More details will be provided during the design review process.

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3. Refer to the Tenant Design Manual for details, processes and procedures.
4. A photo of the concept and a layout will be acceptable in place of a rendering for this location.

Note: The construction process for this location will be expedited.



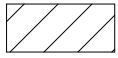




GENERAL NOTES

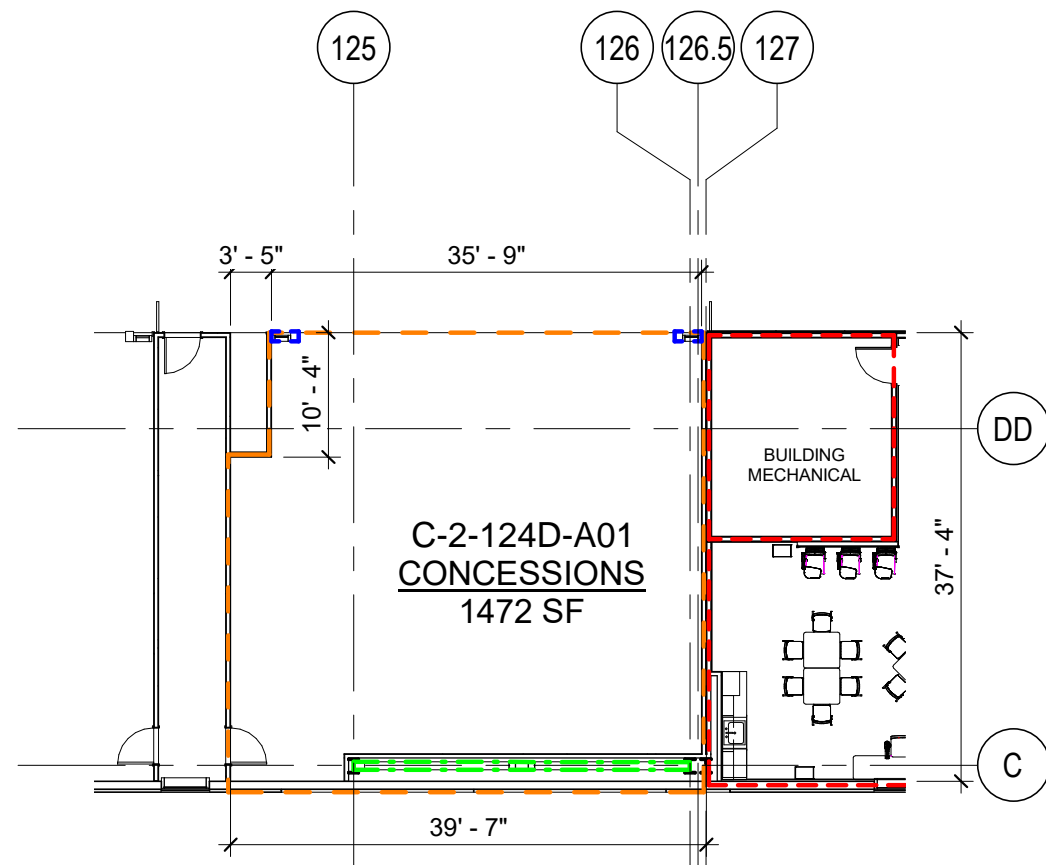
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES.
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE.
4. ALL EXISTING PARTITIONS MAY BE RECONFIGURED EXCEPT FOR THE RESTRICTED AREA.
5. ALL FINISHES IN THE RETAIL, FOOD PREP, BAR AND SERVICE AREAS SHOULD ALIGN WITH THE STANDARDS IN THE TENANT DESIGN MANUAL.
6. THE DESIGN WILL BE REVIEWED AND APPROVED BY AIRLINE. THE SEATING QUANTITY AND CONFIGURATION MUST MEET THE AIRLINES REQUIREMENT.
7. THE GATE LOUNGE AREA/DINING AREA WILL REQUIRE BOARDING ANNOUNCEMENTS AND COORDINATION OF THE PUBLIC ADDRESS SYSTEM.
8. NEW FINISHES SHOULD MATCH EXISTING FINISHES. NEW RAILING MUST ALIGN WITH EXISTING RAILING.

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.
6. LAYOUT MUST ACCOMMODATE QUEUING WITHIN THE TENANTS LEASED AREA.

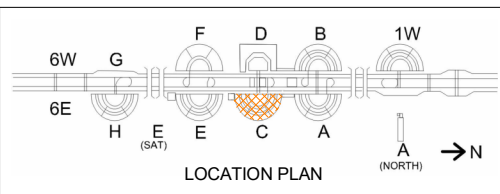
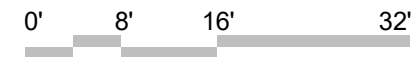
LEGEND

-  FINISHES TO REMAIN
-  EXTENT OF LEASE
-  THE HATCHED AREA MAY NOT CONTAIN ANY FULL HEIGHT PARTITIONS OR ALTERATIONS TO THE CEILINGS AND CEILING MOUNTED SIGNAGE. IF MODIFICATIONS ARE MADE, CEILINGS MUST BE REPLACED AT THE END OF THE LEASE.
-  SEATING OR FIXTURES BELOW 5'-0"
-  THIS AREA CONTAINS STRUCTURAL CROSS BRACING FROM STRUCTURAL MEMBERS
-  RESTRICTED ZONE
-  GUARDRAIL



1 LEASE OUTLINE DIAGRAM - CONCESSION
1/16" = 1'-0"

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.



DRAWN BY: Author
APPROVED BY: Approver
ISSUE DATE: 03/03/21

TYPE OF USE:
TERMINAL LOCATION: TERMINAL C CONCOURSE
REFERENCE NUMBER: GATE:
DESIGN CONDITION: INTEGRATED FLEXIBLE
CONTRACT NUMBER:

SHEET NUMBER
A-06