

**Attachment 1**  
**Package SVC-8**  
**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>
B-2-088C-A01	B28	Spa	754	7
D-2-SC107	D21	Spa	1,259	7

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

<b>Area</b>	<b>Goal</b>	<b>Proposed</b>
ACDBE	35%	
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.

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE SVC-8**

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

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

**Attachment 1**  
**Package SVC-8**  
Released: 1-31-17  
**Package SVC-8 (continuation)**

**Package Summary and Requirements**

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
B-2-088C-A01	B28	Spa	754	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%	
<b>Minimum Annual Guarantee</b>	\$85,800	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 and spa-related merchandise displays for products sales such as bath oils, scrubs, soaps, lotions, 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.

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(Print or Type)

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

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**Package SVC-8 (continuation)**

Retail nail care products may include brands such as Essie, Deborah Lippman, OPI, Ciate, Butter London, Seche, etc.

**Minimum Requirements:**

1. This concept must offer services including massage therapy, manicures, pedicures 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 must be replaced with new finishes. The storefront openings must 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 a sculptural and iconic appeal. Design of the space should reflect a bold, fun/exciting 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

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(Print or Type)

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

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**Package SVC-8**  
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**Package Summary and Requirements**

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-2-SC-107	D21	Spa	1,259	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%	
<b>Minimum Annual Guarantee</b>	\$132,000	XXXXXXXXXX

**CATEGORY – Spa**

Massage therapy and hair care areas should comprise the majority of the space, with spa-related merchandise displays for products such as bath oils, scrubs, soaps, lotions, shampoos, conditioners, 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 and spa-related merchandise displays for products sales such as bath oils, scrubs, soaps, lotions, shampoos, 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-8**

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

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**Package SVC-8 (continuation)**

Retail nail care products may include brands such as Essie, Deborah Lippman, OPI, Ciate, Butter London, Seche, etc.

**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.
2. This location may provide haircuts, shampoo, blow dry and style services.

**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 a sculptural and iconic appeal. Design of the space should reflect a bold, fun/exciting theme with a contemporary aesthetic that generates both international and 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
3. This location may not be available until 2018.

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE SVC-8**

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

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

..... RESTRICTED ZONE

----- LEASE AREA

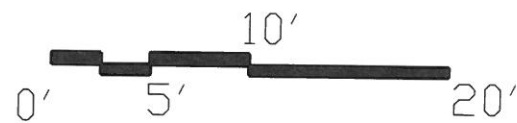
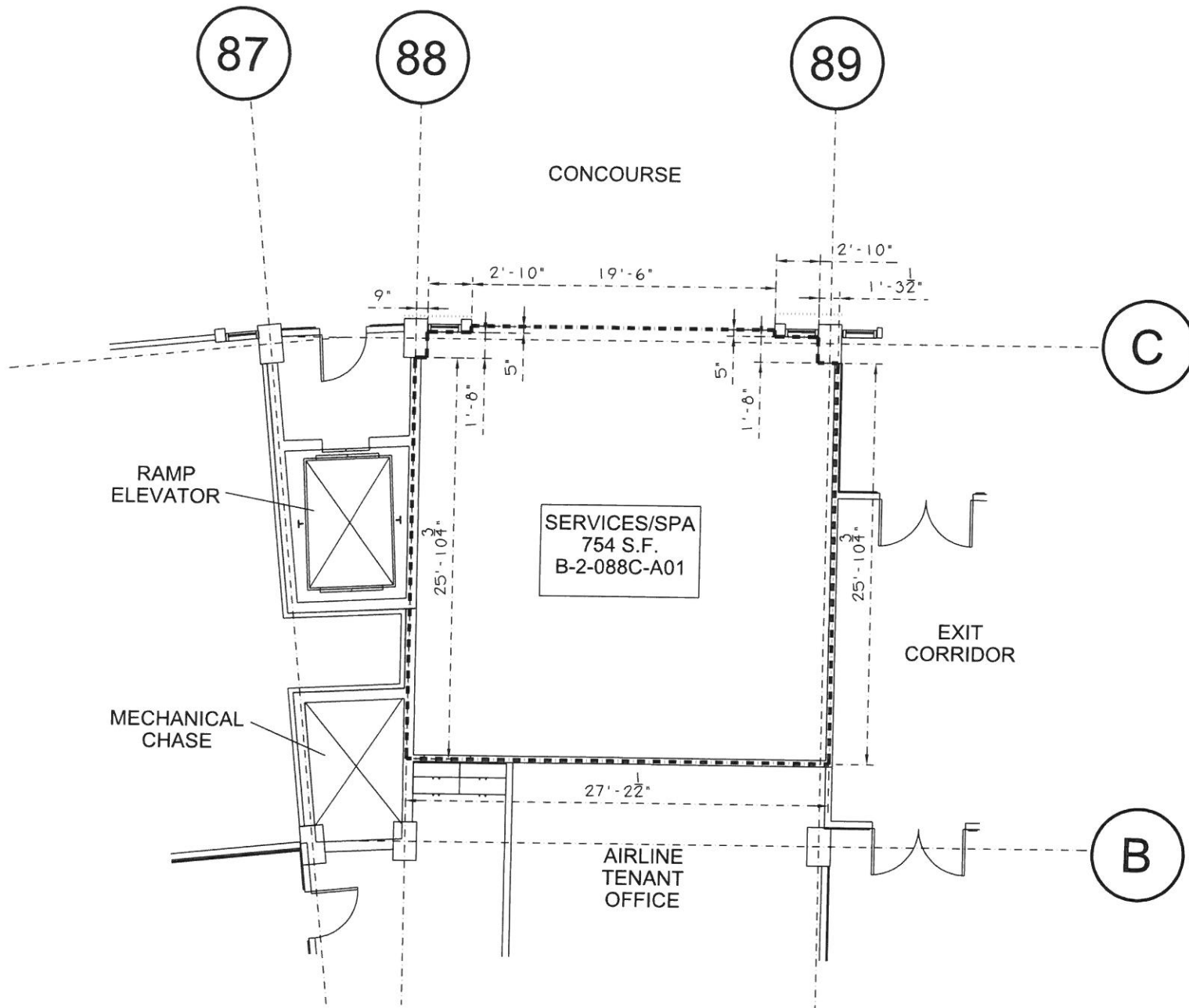


**GENERAL NOTES:**

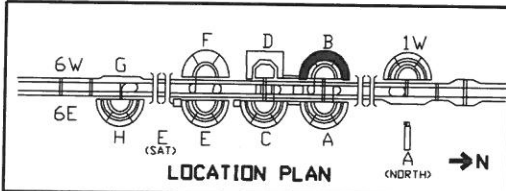
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE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

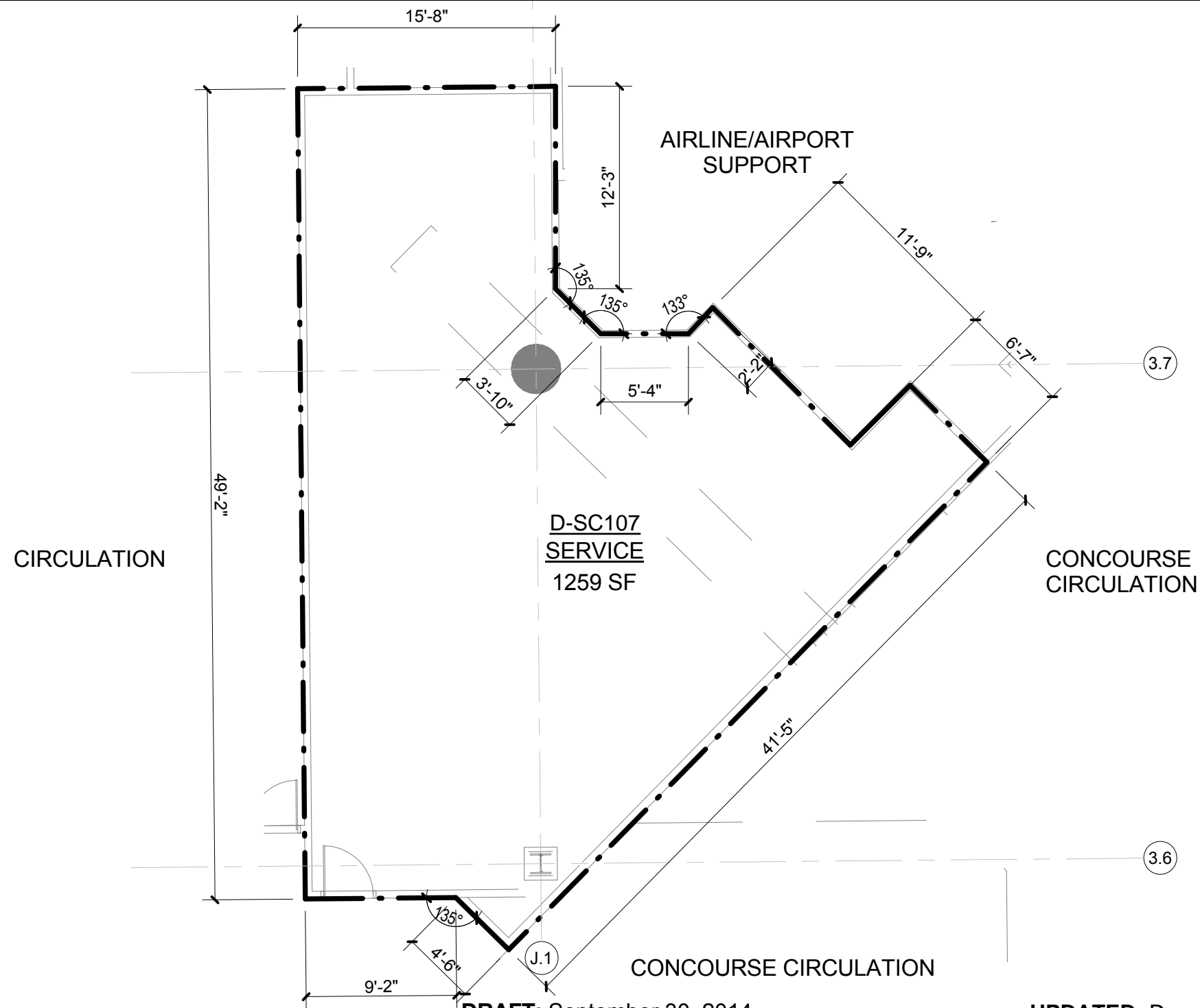


**DALLAS / FORT WORTH INTERNATIONAL AIRPORT**

DRAWN BY: DNORRIS  
 APPROVED BY:  
 ISSUE DATE: 01.19.2017

TYPE OF USE: CONCESSIONS RETAIL/SERVICES  
 TERMINAL LOCATION: TERMINAL B CONCOURSE  
 2330 N. International Parkway, DFW Airport, TX 75261  
 REFERENCE NUMBER: B-2-088B-A01 GATE: 27  
 DESIGN CONDITION:  
 CONTRACT NUMBER:

SHEET NUMBER



**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**

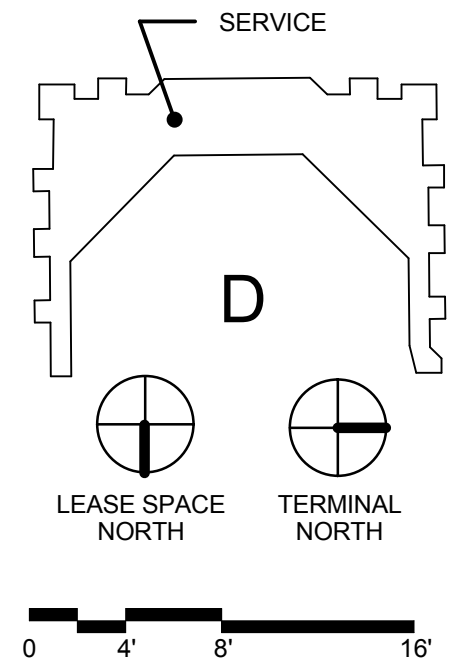
- LEASE AREA
- SEATING
- RESTRICTED ZONE
- GUARDRAIL

**DRAFT:** September 30, 2014

**UPDATED:** December 01, 2014

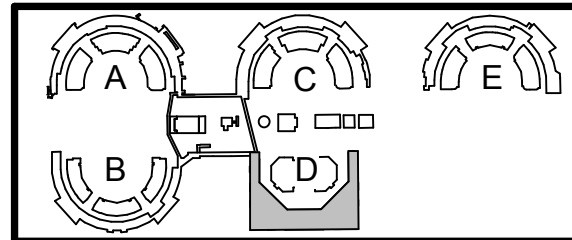
THIS LEASE OUTLINE DRAWING IS PRELIMINARY AND INTENDED TO PROVIDE APPROXIMATE DIMENSIONS AND OVERALL AREA OF ANTICIPATED SHELL LEASE SPACE. DRAWING IS BASED ON 2014 CONCESSIONS MASTER PLANNING EXERCISE. ARCHITECTURAL BACKGROUNDS MAY NOT CORRESPOND DIRECTLY TO LEASE LINE BOUNDARIES. INFORMATION CONTAINED 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.

\*RESTRICTED ZONES TO BE DETERMINED



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DATE OF ISSUE:			
NO.	DATE	REVISION	BY



**DFW JACOBS**

DALLAS/FORT WORTH INTERNATIONAL AIRPORT

**CORGAN**

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

SHEET NUMBER  
**1**  
 OF 1 SHEETS  
 DFW