

Attachment 1- RTL-3

Release: 12-20-19

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-043C-A01	A17	Travel Essentials w/ Drip Coffee	2,956	7
A-2-027D-A01	A11	Electronics	728	7
A-2-048C-A01	A17	Accessories	833	7

PACKAGE ACDBE/M/WBE Goals:

Area	Goal	Proposed
ACDBE	40%	
M/WBE	30%	

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

Offered as a package each location will have their own independent lease.

PROPOSER'S ACKNOWLEDGEMENT FOR Attachment 1

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

Signature: _____ Date: _____

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Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-043C-A01	A17	Travel Essentials w/ Drip Coffee	2,956	7

Product Description	Bid Range	Proposed
Prepared or Pre-Packaged Food	15% - 18%	
Non-Alcoholic Beverages	15% - 18%	
Coffee	15% - 18%	
Bottled Water	15% - 18%	
Readables - Newspapers, magazines, hardcover and paperback books, digital media/books/magazines	10%-13%	
Convenience - Nonprescription drugs, sundries, stationery	12%-15%	
Snacks – Chips, confections, gum, nuts	12%-15%	
Specialty Retail - Apparel, hats, souvenirs, batteries and all other retail merchandise not listed in other categories	15% - 18%	
Electronics and technology accessories	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	\$369,000	XXXXXXXXXX

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Concept Description:

This concept is a travel essential location and must offer innovative, current and emerging reading technology. This location will provide self-serve drip coffee. Any merchandise or items inside this lease space must be able to be purchased from any point of sale POS station within the location.

Minimum Requirements:

1. Top assortment of readables
2. Health and Beauty aids
3. Snacks and bottled beverages
4. Drip coffee
5. Small selection of Dallas/Fort Worth/Texas Souvenirs
6. 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.
7. Must provide an employee discount to badged employees

Desirable:

1. Cashierless Checkout

Design Requirements:

1. The tenant will combine two locations to make one large fast food location. Existing furnishings will need to 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 as certified by the engineer of record. The successful proposer may be required to add water and sanitary sewer. The design should be unique and inviting and should have an iconic appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD. This location may have a delayed construction start date due to passenger traffic.
2. Refer to the Tenant Design Manual (TDM), to which design must adhere.

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Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-027D-A01	A11	Electronics	728	7

Product Description	Bid Range	Proposed
Electronics and Technology Accessories	15% - 18%	
Specialty Retail - All other retail merchandise not listed in other categories	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	\$156,000	XXXXXXXXXX

Concept Description:

This location must provide a selection of electronic accessories for portable devices. Offerings may include cell phone accessories, laptop accessories, DVDs, portable audio and video equipment, games or other multi-media related items for sale or rent. The location may provide a small section to view, download and/or play video games. Any merchandise or items inside this lease space must be able to be purchased from any POS station within the location.

Minimum Requirements:

1. 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 the customer based on their needs.
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.

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5. Concept must provide the customer with interactive area to preview merchandise and/or experience games and new technology.
6. Must provide an employee discount to badged employees

Design Requirements:

1. Existing furnishings will need to 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 as certified by the engineer of record. The successful proposer may be required to add water and sanitary sewer. The design should be unique and inviting and should have an iconic appeal. Tenant will be responsible for bringing some utilities to the space from nearest tie-in point which may be outside of the LOD.
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Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-048C-A01	A17	Accessories	833	7

Product Description	Bid Range	Proposed
Accessories	15% - 18%	
Specialty Retail - all other retail merchandise not listed in other categories	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	\$133,000	XXXXXXXXXX

Concept Description:

The store may focus on one single branded manufacturer or multiple manufacturers. Acceptable products may include handbags, a variety of jewelry, wallets, belts, sunglasses, small leather essentials, scarves, socks, giftables, and ties. Any merchandise or items inside this lease space must be able to be purchased from any POS station within the location.

Minimum Requirements:

1. Features branded fashion accessory products in multiple price ranges
2. Must provide an employee discount to badged employees

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Design Requirements:

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2. Refer to the Tenant Design Manual (TDM), to which the design must adhere.