

Attachment 1- SVC-4

Release: 12-20-19

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
A-2-038C-A01	A15	Spa with Wine & Champagne	971	7

Product Description	Bid Range	Proposed
Spa Services	13% - 16%	
Alcohol	18% - 21%	
Bottled Water	15% - 18%	
Non-Alcoholic Drinks	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	\$103,000	XXXXXXXXXX

Concept Description:

This location will provide wine and champagne to passengers as they enjoy their massage, facials and nail service. The Salon/Spa concept will provide the passengers the opportunity to unwind with “express” day spa services similar to those found in luxury hotels and resorts. The massage therapy areas should comprise the majority of the space, with spa-related merchandise displays for products, such as bath oils, scrubs, lotions, skin care products and nail care products. Any merchandise or items inside this lease space must be able to be purchased from any point of sale (POS) station within the location.

PROPOSER'S ACKNOWLEDGEMENT FOR Attachment 1

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

Signature: _____ **Date:** _____

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Minimum Requirements:

1. This area will require full mixed beverage permit from the Texas Alcoholic Beverage Commission (TABC), and must be compliant with all TABC rules. This area can be considered as one alcohol control zone, pending TABC approval.
2. Tenant staff must have the ability to conduct sales transactions using hand-held credit-card processing devices or other forms of technology to ensure speed of service.
3. The salon/spa must provide services for both men and women.
4. For all professional services provided, the staff must be properly licensed by the State of Texas.
5. 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.
2. Refer to the Tenant Design Manual (TDM), to which the design must adhere.

PACKAGE ACDBE/M/WBE Goals:

Area	Goal	Proposed
ACDBE	35%	
M/WBE	30%	

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