

Attachment 1
Package F&B-3
 Released: 1-31-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-2-SV111	D 21	Pub or Wine Bar	2,587 (Seating Area 1,176 S.F)	10
D-3-SV204	D 21	Entertainment Bar	3,013 (Seating Area 690 S.F)	10

PACKAGE ACDBE/M/WBE Goals:

Area	Goal	Proposed
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.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-3

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

Signature: _____ **Date:** _____

Attachment 1
Package F&B-3
Released: 1-31-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-2-SV111	D 21	Pub or Wine Bar	2,587 (Seating Area 1,176 S.F)	10

Food and Non-Alcoholic Beverages	12% - 15%	
Beer and Wine Only	18% - 21%	
Allowances - Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Minimum Annual Guarantee	\$256,400	XXXXXXXXXXXX

CATEGORY: Sit-Down Restaurant

These locations are expected to have a menu and style of service that allows customers to be served their drink orders in less than two (2) minutes and their food orders in less than fifteen (15) minutes.

Concept Description:

This location is intended to be either a Pub or a Wine Bar. The Pub would feature draft and bottled beer selections including local/craft beers. The Wine Bar would feature wine by the glass or bottle including a selection of local or regional wines. Both concepts will offer appetizers and small plate menu items that pair with the chosen drink selections.

Minimum Requirements:

1. Must have at least 12 draft beer selections including 4 local beers (Pub) or at least 30 wine selections including 4 local or regional wines (Wine Bar).
2. This location must have a "grab and go" component.
3. This location must be an internationally appealing destination.
4. Menu must provide options for all three day parts and feature small plates or tapas.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-3

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

Signature: _____ **Date:** _____

Attachment 1
Package F&B-3
Released: 1-31-17

5. Beer Pricing – Must offer a variety of value-priced selections of bottled beer \$9.00 to \$12.00 and Draft Beer- \$8.00 to \$11.00 within the range of offerings
6. Wine Pricing- Must offer a variety of value-priced selections of wine by the glass \$8.00 to \$12.00 within the extended selection of offerings.
7. The menu must feature at least one vegan and one vegetarian menu item that are low-cholesterol, fiber-packed, plant-based entrée. The menu must identify the items as being vegan and/or vegetarian.
8. This location must provide employee specials.
9. 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.
10. This location is not a full bar and therefore is only permitted to have a wine and beer retailer’s permit from the Texas Alcoholic Beverage Commission (TABC).
11. This location must sign-up with our mobile ordering partner GRAB to provide our passengers with the ability to order on the go.
12. This location must feature all or some brands and products representing the cities of Dallas and Fort Worth.

Desired Elements:

1. Other innovative uses of technology are encouraged.

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

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-3

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

Signature: _____ **Date:** _____

Attachment 1
Package F&B-3
 Released: 1-31-17

Package Summary and Requirements

Space Identifier	Near Gate	Proposed Concept	Square Footage	Term in Years
D-3-SV204	D16	Entertainment Bar	3,013 (Seating Area 690 SF)	10

Food and Non-Alcoholic Beverages	12% - 15%	
Alcohol (Full Bar)	18% - 21%	
Allowances - Display/Fixture Allowances, Performance Allowances, Promotional Allowances, Retail Display Allowances (RDAs) and Special Purchase Allowances	11% - 14%	
Minimum Annual Guarantee	\$189,000	XXXXXXXXXXXX

CATEGORY: Bar

Full alcoholic beverage service including beer, wine and liquor, with full food service.

Concept Description:

This concept is intended to be a full bar featuring specialty cocktails, high-quality appetizers, distinctive entrees, and a unique entertainment experience. With a sophisticated ambience and one-of-a-kind entertainment element, this location will be a destination for passengers wanting something entertaining, experiential and provides a unique experience.

Minimum Requirements:

1. This location is a high-energy, entertainment bar that must feature experiential opportunities such as live music, a piano bar, interactive digital and/or sports-based gaming experiences and/or other similar interactive elements.
2. The location must have full service domestic and international alcoholic beverage service including beer and liquor choices with a well-trained mixologist.
3. Menu must provide options for all three day parts and feature small plates that can be paired with unique cocktails or wine.

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-3

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

Signature: _____ **Date:** _____

Attachment 1
Package F&B-3
Released: 1-31-17

4. The location must have bar and table service.
5. This location must provide employee specials.
6. The location must have a “grab and go” component.
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 will require full mixed beverage permit from the Texas Alcoholic Beverage Commission (TABC), and must be compliant with all TABC rules.
10. This location must sign-up with our mobile ordering partner GRAB to provide our passengers with the ability to order on the go.
11. This location must feature all or some brands and products representing the cities of Dallas and Fort Worth.

Desired Elements:

1. Other innovative uses of technology are encouraged.

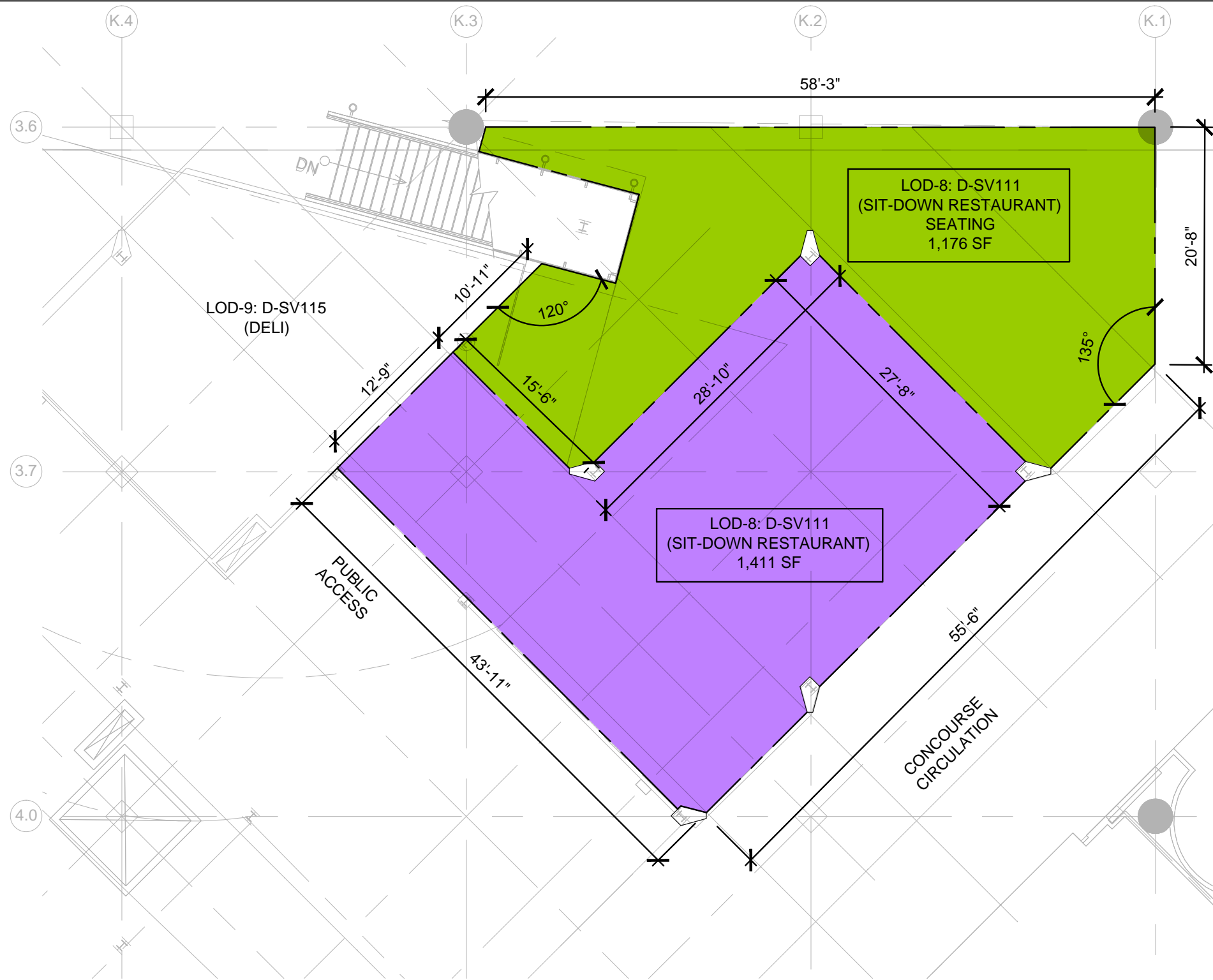
Design Requirements:

1. 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. Refer to the Tenant Design Manual

PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE F&B-3

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

Signature: _____ **Date:** _____



GENERAL NOTES:

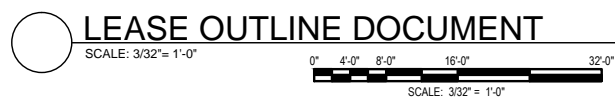
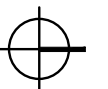
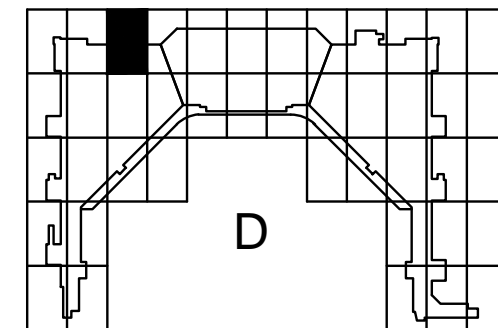
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS
3. REFER TO CONCESSIONS SERVICE MATRIX XX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

LEASE OUTLINE LOCATION STANDARDS:

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

KEY LEGEND:

- LEASE AREA
- RESTRICTED ZONE
- GUARDRAIL



EXP U.S. SERVICES
TBAE REG # BR422

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

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

NO.	DATE	REVISION

CONCESSION 08 - TYPE B7

CONTRACT NUMBER: xxxxxxx

TA NUMBER:

SHEET NUMBER

09 OF 11 SHEETS

JUN 26, 2017 - 5:00PM



GENERAL NOTES:

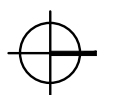
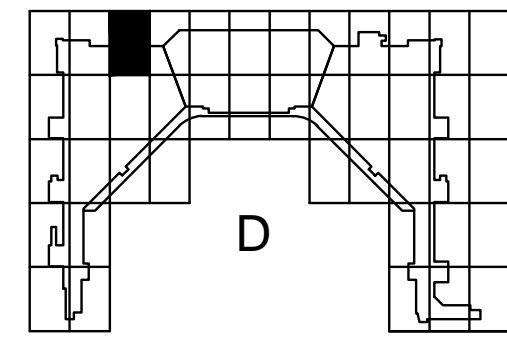
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS
3. REFER TO CONCESSIONS SERVICE MATRIX XX FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE SPACE

LEASE OUTLINE LOCATION STANDARDS:

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

KEY LEGEND:

- LEASE AREA
- RESTRICTED ZONE
- GUARDRAIL



LEASE OUTLINE DOCUMENT
 SCALE: 3/32" = 1'-0"
 0' 4'-0" 8'-0" 16'-0" 32'-0"
 SCALE: 3/32" = 1'-0"



EXP U.S. SERVICES
 TBAE REG # BR422

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

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

NO.	DATE	REVISION

CONCESSION 10 - TYPE B7

CONTRACT NUMBER: xxxxxxx

TA NUMBER:

SHEET NUMBER

11 OF 11 SHEETS

JAN 26, 2017 4:20PM