

Attachment 1
 Package Document SVC-1
 Released: 9-5-18

Package Summary

| Space Identifier | Near Gate | Proposed Concept | Square Footage | Term in Years |
|-------------------------|------------------|-------------------------|-----------------------|----------------------|
| D-3-SC300 | D21 | Common Use Lounge | 10,245 | 10 |
| E-2-100D-A01 | E31 | Common Use Lounge | 1,423 | 10 |

PACKAGE ACDBE/M/WBE Goals:

| Area | Goal | Proposed |
|-------------|-------------|-----------------|
| ACDBE | 0% | |
| 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-1

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

Signature: _____ **Date:** _____

Attachment 1
Package SVC-1
Released: 9-5-18

| Space Identifier | Near Gate | Proposed Concept | Square Footage | Term in Years |
|-------------------------|------------------|-------------------------|-----------------------|----------------------|
| D-3-SC300 | D21 | Common Lounge | 10,245 | 10 |

| Product/Services Description | Guest Rate | Revenue to DFW |
|----------------------------------------------------------------------------------------------------------------|-------------------|-------------------------------|
| Airline Guest | | |
| Day Pass Guest | | |
| Member Network Guest | | |
| Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs) | XXXXXX | 11% (Not Biddable) |
| Minimum Annual Guarantee | XXXXXX | \$1,023,000 (Not Biddable) |

Dallas Fort Worth International Airport is seeking a lounge service operator to provide a full-service passenger lounge in Terminal D. The successful proposer will design, construct, maintain, and operate the lounge at D, gate 21.

In Terminal D, the successful operator will be reconstructing existing clubs 1, 2 and half of club 3 to provide the international airline passengers the lounge experience requested by the airlines. The Common Use lounge will offer passengers a quiet place to relax prior to boarding their flights. The lounge will offer services including, but not limited to, complimentary food and beverage, computer access, newspapers, magazines, televisions, and shower facilities. This lounge will serve as the primary lounge for several international carriers without dedicated lounges. Airlines without dedicated lounge locations are to be accommodated if desired by the airlines. The airlines utilizing the lounge will include Emirates, Icelandair, Lufthansa, and Qatar Airways. This list of airlines is subject to change at any time. Airline rates and relationships are the responsibility of the proposer. The lounge membership guests and day pass guests may also be allowed if space is available.

Minimum Requirements:

1. Must accept all major domestic credit cards, Union Pay Card, and other international credit cards as needed.
2. Freshly prepared made-to-order dishes, as requested by airlines.
3. Provide complimentary snacks and beverages.
4. Must provide Complimentary bar service, for pay premium alcohol.
5. Complimentary high-speed Wi-Fi and telephones.

Attachment 1
Package SVC-1
Released: 9-5-18

6. Complimentary workstations and PCs and printers and private work booths.
7. An assortment of reading materials, such as newspapers, magazines, TV, and flight information monitors (iPads).
8. Must fully explain concierge and interactive and entertainment programs.
9. Proposer should describe how their featured products appeal to DFW Airport's specific range of passengers.
10. Must provide a private room facility.
11. An assortment of comfortable and spacious seating options.

Desired Elements:

1. Spa/Salon
2. Children's Playroom
3. Concierge Service
4. Prayer Room

Design Requirements:

1. Must provide ADA access
2. Must provide shower(s)
3. Must provide restrooms
4. The entrance is a shared space
5. This location does not meet any prescribed design conditions. The Lobby Entry Level should be treated similarly to the A2 Design Condition with a 35'-0" Ceiling height on the exterior of the entry. The level of durability and material quality described in the Terminal D Tenant Design Manual should be treated as the minimum requirement.
6. All descriptions of signage, life safety systems, mechanical, electrical, plumbing, and ventilation will need to be adhered to.
7. The design should not reflect a specific airline as the lounge will serve multiple airline customers throughout the day. The lobby should have a similar design quality as the lounge interior. The storefront should be designed to accommodate the welcoming of a variety of airline guests.
8. The awarded proposer will be required to demolish all existing finishes, furniture, fixtures and equipment in the space. All new finishes, equipment, utility fixtures and lines will be required. The Proposer is required to perform all necessary field verifications of the existing conditions.
9. DFW Airport Concessions Dept. does not inspect the drawings for coordination between MEP and architectural disciplines. The DFW Code Department will inspect the drawings based on their respective disciplines and the comments issued will be based on the information depicted only in the documents related to that discipline. It is the job of the project design team to coordinate all disciplines and ensure the completeness of the coordinated set of design documents. It is the sole responsibility of the design team to ensure that all critical information, elements and dimensions are depicted accurately and that all information critical to applicable codes are submitted to the appropriate authority having jurisdiction.

Attachment 1
Package SVC-1
Released: 9-5-18

| Space Identifier | Near Gate | Proposed Concept | Square Footage | Term in Years |
|-------------------------|------------------|-------------------------|-----------------------|----------------------|
| E-2-100D-A01 | E31 | Common Lounge | 1,423 | 10 |

| Product/Services Description | Guest Rate | Revenue to DFW |
|----------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------|
| Airline Guest | | |
| Day Pass Guest | | |
| Member Network Guest | | |
| Allowances – Display/Fixture, Performance, Promotional, Special Purchase, and Retail Display Allowances (RDAs) | XXXXXX | 11% (Not Biddable) |
| Minimum Annual Guarantee | XXXXXX | \$155,000 (Not Biddable) |

The Terminal E lounge will offer passengers a quiet place to relax prior to boarding their flights. The lounge will offer services including, but not limited to, complimentary food and beverage, computer access, newspapers, magazines, televisions, and shower facilities. Unlike the Terminal D lounge, the Terminal E lounge will cater primarily to domestic traffic and a variety of airline guests. The lounge membership guests and day pass guests are allowed.

Minimum Requirements:

1. Must accept all major domestic credit cards, Union Pay Card, and other international credit cards as needed.
2. Provide complimentary snacks and beverages
3. Must provide Complimentary bar service, for pay premium alcohol
4. Complimentary high-speed Wi-Fi and telephones
5. Complimentary workstations and PCs and printers and private work booths
6. An assortment of reading materials, such as newspapers, magazines, TV, and flight information monitors (iPads)
7. Must fully explain concierge and entertainment programs.
8. Proposer should describe how their featured products appeal to DFW Airport's specific range of passengers.
9. An assortment of comfortable and spacious seating options.

Attachment 1
Package SVC-1
Released: 9-5-18

Desired Elements:

1. Spa
2. Children's Playroom
3. Concierge Service
4. Must provide a private room facility
5. Freshly prepared made-to-order dishes, as requested by airlines.

Design Requirements:

1. Must provide ADA access
2. Refer to the Tenant Design Manual
3. All descriptions of signage, life safety systems, mechanical, electrical, plumbing, and ventilation will need to be adhered to.
4. All new finishes, equipment, utility fixtures and lines will be required. The Proposer is required to perform all necessary field verifications of the existing conditions.
5. DFW Airport Concessions Dept. does not inspect the drawings for coordination between MEP and architectural disciplines. The DFW Code Department will inspect the drawings based on their respective disciplines and the comments issued will be based on the information depicted only in the documents related to that discipline. It is the job of the project design team to coordinate all disciplines and ensure the completeness of the coordinated set of design documents. It is the sole responsibility of the design team to ensure that all critical information, elements and dimensions are depicted accurately and that all information critical to applicable codes are submitted to the appropriate authority having jurisdiction.

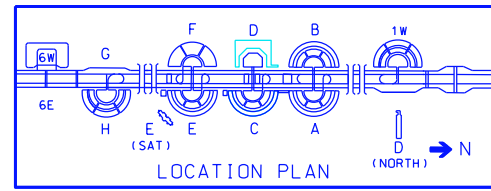
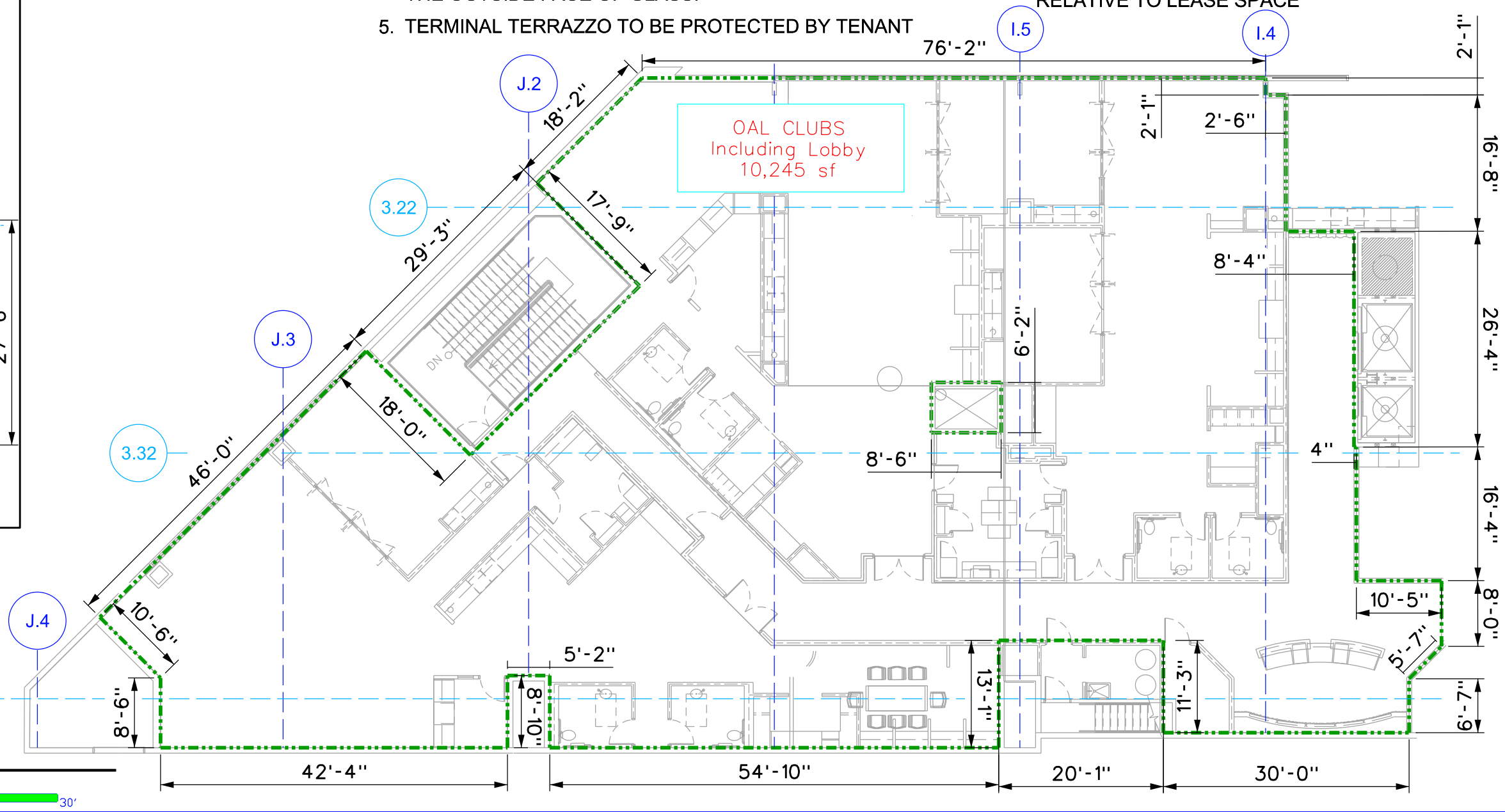
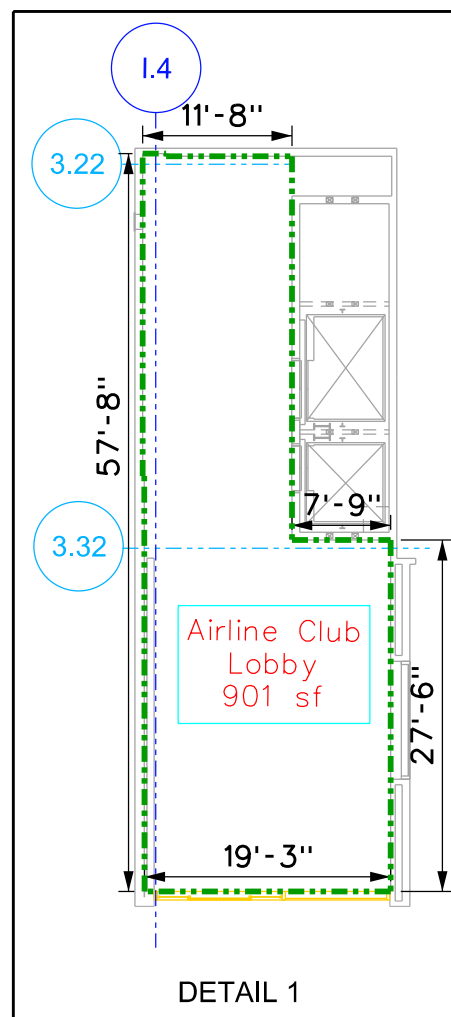
THIS LEASE OUTLINE DRAWING IS PRELIMINARY AND IS INTENDED TO PROVIDE A BASIC ARCHITECTURAL CHARACTERISTICS, APPROXIMATE DIMENSIONS AND OVERALL AREA OF SHELL LEASE SPACE. INFORMATION CONTAINED WITHIN IS SUBJECT TO CHANGE WITHOUT NOTICE. AS STATED IN GENERAL NOTES 1 AND 2, TENANT IS REQUIRED TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN WORK.

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

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

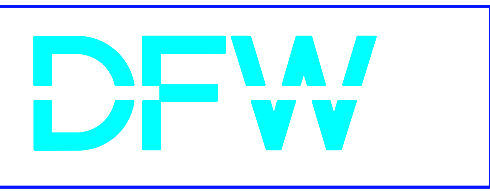


DALLAS / FORT WORTH INTERNATIONAL AIRPORT

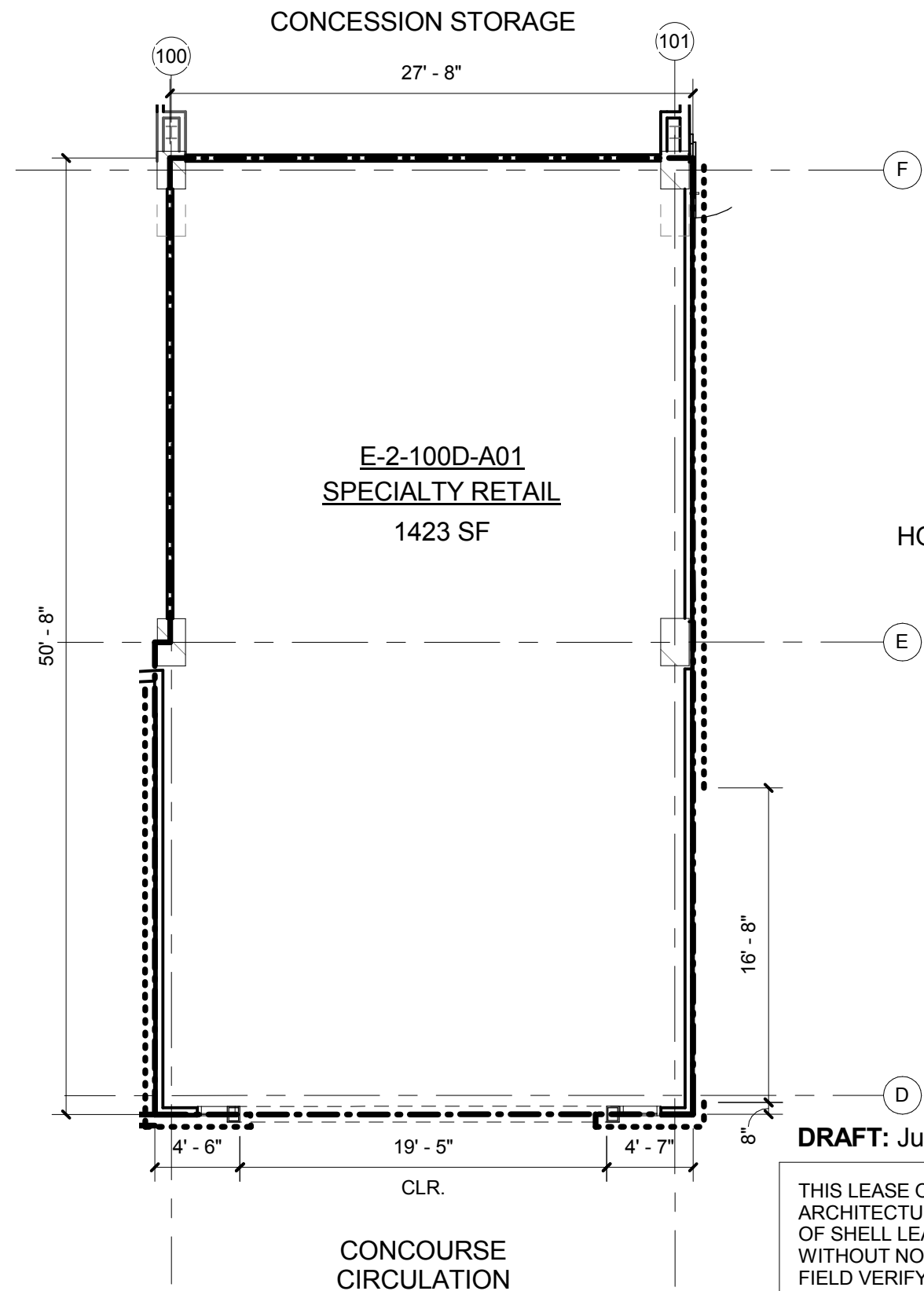
DRAWN BY: TDP
 APPROVED BY:
 ISSUE DATE: 06.22.2018

TYPE OF USE:
 TERMINAL LOCATION: TERMINAL D
 REFERENCE NUMBER: GATE: 22

DESIGN CONDITION:
 CONTRACT NUMBER:



SHEET NUMBER



DRAFT: June 18, 2012

THIS LEASE OUTLINE DRAWING IS PRELIMINARY AND INTENDED TO PROVIDE 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.

GENERAL NOTES:

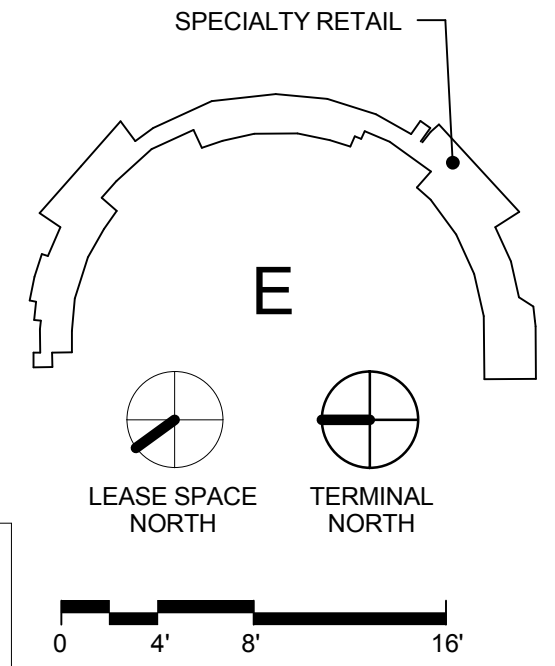
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE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

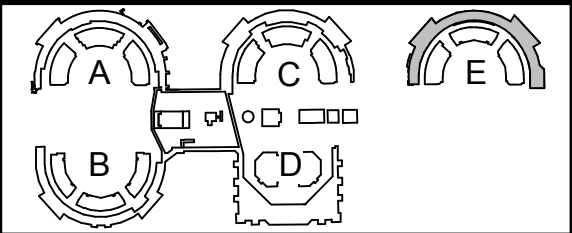
KEY LEGEND

- LEASE AREA
- SEATING
- RESTRICTED ZONE
- GUARDRAIL



THIS WAS PRODUCED BY OR UNDER THE DIRECT SUPERVISION OF REGISTERED ARCHITECT RALPH BAUER, # 7484. THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

| NO. | DATE | REVISION | BY |
|-----|------|---------------------------------|----|
| | | DATE OF ISSUE: DRAFT 04/23/2012 | |



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