

**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>
A-2-131C-A01	A38	Nap Center	921	7 years
D-NC102	D24	Nap Center	<del>2,344</del> <u>1,757</u>	7 years

Each location will have their own independent lease.

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

<b>Area</b>	<b>Goal</b>	<b>Proposed</b>
ACDBE	25%	
M/WBE	30%	

For more information on ACDBE/M/WBE requirements, see Tab 10 of the RFP.

**PROPOSER'S ACKNOWLEDGEMENT FOR PACKAGE 18**

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

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

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A-2-131C-A01	A38	Nap Center	921	7 years

<b>Percent Rent Category</b>	<b>Bid Range</b>	<b>Proposed</b>
Services	17% - 20%	
Specialty Retail (Limited Retail and Convenience Items)	17% - 20%	
Prepared or Pre-Packaged Food	17% - 20%	
Non-Alcoholic Beverages	17% - 20%	
Bottled Water	17% - 20%	
Allowances - Branding Fees, 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%	
<b>Minimum Annual Guarantee</b>	\$91,524	XXXXXXXXXX

**Concept Description:**

This location will provide passengers with a quiet place to relax, nap, or work and each room should feature television and music for private and personal entertainment. Shower facilities are not required but may be proposed. Passengers should have the opportunity to reserve a room via the Internet. The ability to obtain passengers' flight information in an easily accessible manner via mobile technology and notify passengers of boarding time is required. The treatment of space should maximize and incorporate design elements that ensure the environment for passengers and staff is comfortable, secure and provide ease of interaction. The design elements should ensure good flow and visibility.

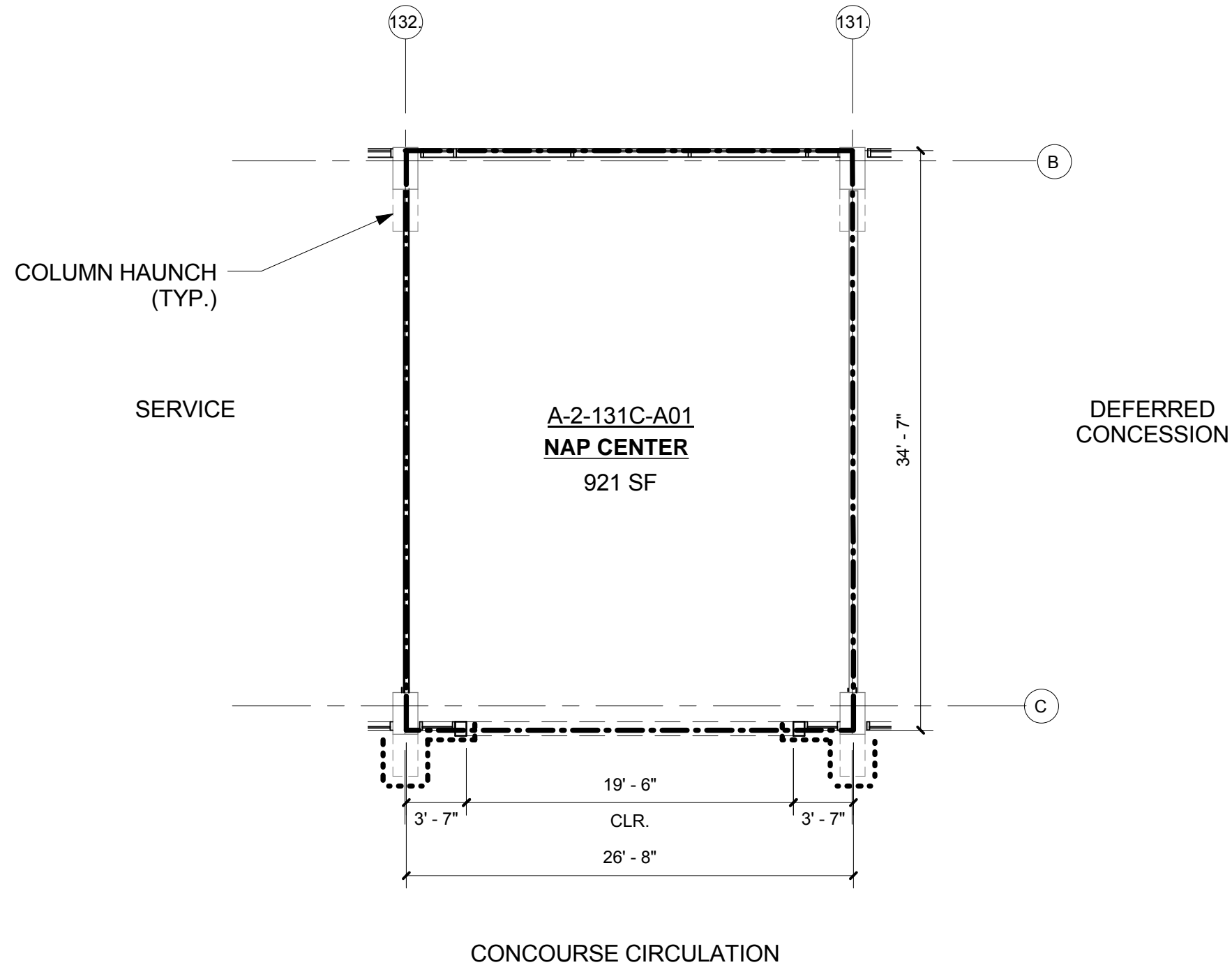
This location is not part of any airport construction project. Construction of this location will be expected to start 6 months after board approval.

### All Minimum Requirements are a MUST:

1. Provide a self-ordering and self-checkout option.
2. Remain open 24/7 every day.
3. Provide on-site staffing 24/7.
4. Offer non-alcoholic beverages.
5. Have an employee discount per the lease.
6. Cooperate fully with the implementation of the POS integration.
7. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
8. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.
9. **Each room must feature a television.**

### Design Requirements:

1. This location will not be provided a Whitebox, the selected proposer will be responsible for the demolition of all current finishes. The storefront opening and signage shall be placed at the entrance of the space in accordance with the Tenant Design Manual (TDM). The tenant storefront materials may only exist within the stainless-steel neutral frame as depicted in the TDM as a design condition. The electrical service location may need to be relocated/consolidated to accommodate the new layout and comply with applicable codes. The electrical equipment may be reused if deemed sufficient by the Engineer of Record (EOR). Existing HVAC equipment and other infrastructure may be utilized if adequate for the proposed concept, and in good working order as certified by the EOR. Additional HVAC may be required, depending upon kitchen design. The successful proposer will be required to provide branch water, sanitary sewer, and grease waste lines to accommodate the proposed layout. Selected proposer will be responsible for bringing utilities to the space from nearest tie-in point which may be outside of the Lease Outline Drawing (LOD). All tenants will be required to connect to the Airports proprietary life safety systems, install an HVAC sensor to connect to base building automation systems. All aspects of the tenant design must be compliant with the Airport Concessions TDM.
2. The selected proposer must retain or install a door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
3. Refer to the TDM, to which all aspects of the design must align.



**GENERAL NOTES:**

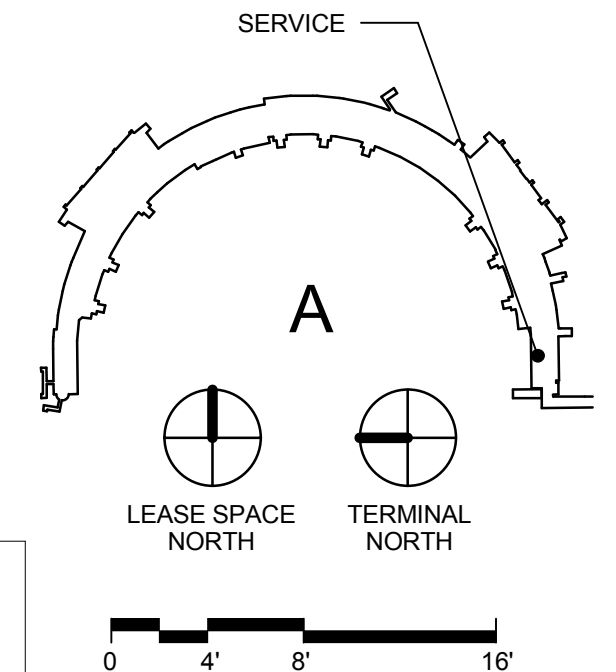
1. ALL DIMENSIONS TO BE FIELD VERIFIED WITH AS-BUILT CONDITIONS AND COORDINATED WITH ALL WALL TYPES
2. OVERHEAD MEP AND STRUCTURAL CONDITIONS VARY. TENANT TO FIELD VERIFY AND CONFIRM ALL AS-BUILT CONDITIONS.
3. REFER TO CONCESSIONS SERVICE MATRIX 7.6 FOR MEP AND STRUCTURAL CONDITIONS RELATIVE TO LEASE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

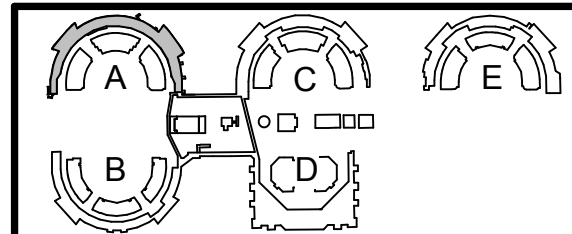


**DRAFT:** June 13, 2012

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.

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.

		DATE OF ISSUE:	
NO.	DATE	REVISION	BY



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

SHEET NUMBER  
**1**  
 OF 1 SHEETS  
 DFW

**Package Summary and Requirement**

<b>Space Identifier</b>	<b>Near Gate</b>	<b>Proposed Concept</b>	<b>Square Footage</b>	<b>Term in Years</b>
D-NC102	D24	Nap Center	<del>2,344</del> <u>1,757</u>	7 years

<b>Percent Rent Category</b>	<b>Bid Range</b>	<b>Proposed</b>
Services	17% - 20%	
Specialty Retail (Limited Retail and Convenience Items)	17% - 20%	
Prepared or Pre-Packaged Food	17% - 20%	
Non-Alcoholic Beverages	17% - 20%	
Bottled Water	17% - 20%	
Allowances - Branding Fees, 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%	
<b>Minimum Annual Guarantee</b>	\$140,533	XXXXXXXXXX

**Concept Description:**

This location will provide passengers with a quiet place to relax, nap, or work and each room should feature television and music for private and personal entertainment. Shower facilities are required. Passengers should have the opportunity to reserve a room via the Internet. The ability to obtain passengers' flight information in an easily accessible manner via mobile technology and notify passengers of boarding time is required. The treatment of space should maximize and incorporate design elements that ensure the environment for passengers and staff is comfortable, secure, and provide ease of interaction. The design elements should ensure good flow and visibility.

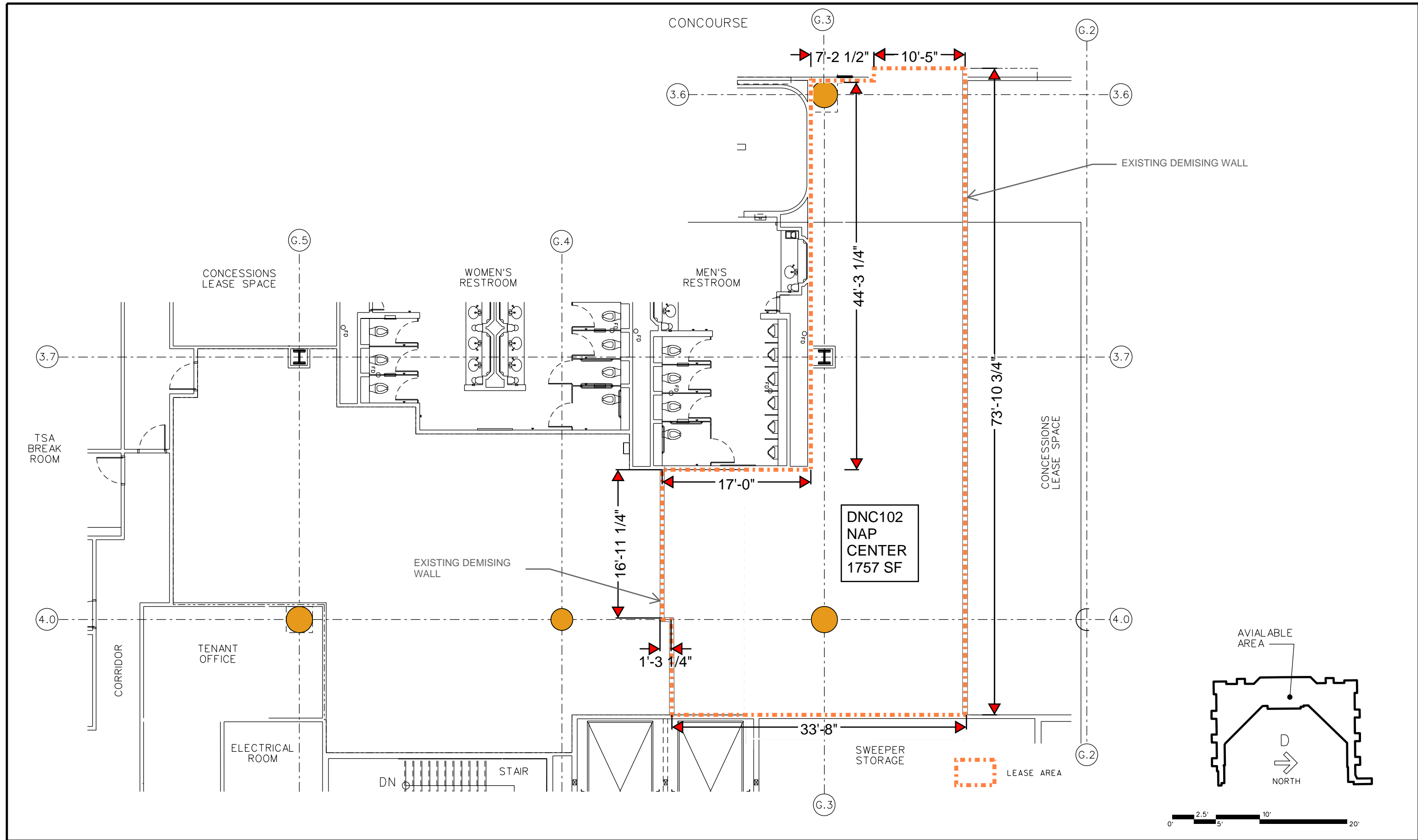
This location is not part of any airport construction project. Construction of this location will be expected to start 6 months after board approval.

### All Minimum Requirements are a MUST:

1. Provide a shower.
2. Provide a self-ordering and self-checkout option.
3. Remain open 24/7 every day.
4. Provide on-site staffing 24/7.
5. Offer non-alcoholic beverages.
6. Have an employee discount per the lease.
7. Cooperate fully with the implementation of the POS integration.
8. The ability to conduct sales transactions using hand-held credit card processing devices or other forms of technology to ensure speed of service.
9. Sign up with our mobile ordering partner to participate in the DFW Market and to provide passengers with the ability to order on the go and/or delivery.
10. **Each room must provide a television.**

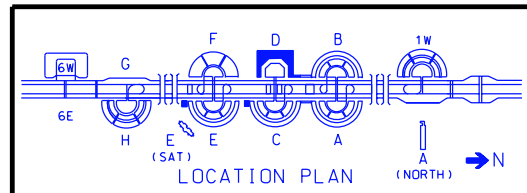
### Design Requirements:

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2. The selected proposer must retain or install a door sensor and controller module. This is a proprietary system that must integrate into DFW's existing building automation system. More details will be provided during the design review process.
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APPROVED

NO.	DATE	REVISION	BY



2400 AVIATION DRIVE DFW AIRPORT, TX 75261

DRAWN BY: DNORRIS  
 APPROVED BY:  
 ISSUE DATE: 8.13.2024

TYPE OF USE: AVAILABLE AREA  
 TERMINAL LOCATION: D  
 REFERENCE NUMBER: **GATE D23-D24**  
 DESIGN CONDITION:  
 CONTRACT NUMBER:

SHEET NUMBER  
 OF SHEETS  
 DFW-