



CS Operators' patented waste management program at Austin-Bergstrom International Airport's ConRAC

CS OPERATORS

An Integrated Facility Management Approach



SERVICES & CAPABILITIES

- ConRAC Facility Operations
- Certified Facility Managers
- Proprietary Reporting Solutions
- Design Consultation
- Conditions Survey
- Quick Turn-Around Services
 - Waste Management (Patent #9,598,234)
 - Fuel Management (Patent #9,598,274)
 - Car Wash Management
- Facility Security
- Benchmarking & Efficiency Studies
- Training and Certification
- RFP Development
- Project Management
- Construction Management
- LEED® Certified Compliant Facilities Management
- Multi-State Licensed and Insured
- Consolidated Site Facility Management
- Non-Airport Fleet QTA Services

APPROACH

Conrac Solutions Operators (CS Operators) is unmatched in its ability to offer proven expertise in every aspect of facility operations. From design consultation, project management and activation to proactive facility programming, fuel management, CFC accounting and daily operation, no other organization offers comprehensive technical capabilities in consolidated facility operations.

In the facility management profession, integrated facility management bridges facility services with the overall strategy of the organization. Through onsite experience in combination with industry-expert employees, CS Operators understands the business of Rent-A-Car (RAC) and fleet management operations. Collective years of experience working for the RACs allows for a unique understanding of how to best support them with a thorough understanding of their needs and approach.

CS Operators leads the way in “industry best practices” and develops activation, operations and maintenance, safety, fueling and vendor management, including ACDBE contracting programs, for each of its facilities. Each location is staffed with a CS Operator employee who is trained and certified as a facility manager.

In the role of design consultant, CS Operators offers a level of hands-on technical experience not found in the A/E team. Engagement in the design meetings and plan review have saved stakeholders considerable time and money and resulted in facilities designed to operate with peak efficiencies.

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APPROACH CONTINUED...

Demonstrating the mission of *Value through Innovation*, CS Operators have developed several proprietary and patented methods which enhance the advantages of a consolidated facility, while reducing risk and dramatically decreasing operating costs. More information on patents for waste and fuel management programs can be found at www.conracsolutions.com/patents.

When compared to competitor methods, CS Operators identified more than \$1.7 million in annual operating cost savings between five CS Operators facilities. Over a 5-year contract, that is a significant savings to owners and users.

CS Operators offers the industry, building owners, key stakeholders and tenants a proven third-party operator. Each facility manager directs the site team to deliver safety, cleanliness, responsiveness and reliability.

SAVINGS PER SITE (*Estimated annual savings using proprietary delivery*)

CS PROPRIETARY METHODS	ANC	SEA	MDW	SFO	AUS
Fuel Purchase	\$65,502	\$465,368	\$79,054	N/A	\$126,500
Waste Disposal	\$34,618	\$153,804	\$63,250	\$70,442	\$159,655
Car Wash Operations	\$105,220	\$112,800	\$115,804	\$84,720	\$98,460
Annual Savings	\$205,340	\$731,194	\$258,108	\$155,162	\$384,615
5-Year Contract Term	\$1,026,700	\$3,655,970	\$1,290,540	\$775,810	\$1,923,074

REFERENCES & CONTACT

AUSTIN-BERGSTROM INT'L AIRPORT Shane Harbinson, Former Assistant Director (210) 207-1651	THE HERTZ CORPORATION, TAMPA Rion Russell, City Manager (608) 772-9148, mrussell@hertz.com
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TED STEVENS INT'L AIRPORT



Dates of service: July 2007 – Present
Size: 16 Fuel Positions, 12 Car Washes, 500,000 SF, 9 RACs

AUSTIN-BERGSTROM INT'L AIRPORT



Dates of service: Feb. 2015 – Present
Size: 48 Fuel Positions, 12 Car Washes, 1,600,000 SF, 10 RACs

BISMARCK AIRPORT



Dates of service: March 2015 - Present
Size: 2 Fuel Positions, 1 Car Wash, 6,371 SF, 3 RACs

CHICAGO-MIDWAY INT'L AIRPORT



Dates of service: Nov. 2012 – Present
Size: 36 Fuel Positions, 10 Car Washes, 850,000 SF, 7 RACs

CHICAGO-O'HARE INT'L AIRPORT



Dates of service: May 2018 – Present
Size: 72 Fuel Positions, 15 Car Washes, 2,500,000 SF, 10 RACs

LUBBOCK PRESTON SMITH INT'L AIRPORT



Dates of service: May 2019—Present
Size: 16 Fuel Positions, 4 Car Washes, 345,000 SF, 3 RACs

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NEWARK LIBERTY INT'L AIRPORT

Interim Site — Ready Prep QTA



Dates of service: July 2020 – Present
Size: 4 Fueling Positions, 1 Car Wash, 4 Vacuuming Stations, 9 RACs

ORLANDO INT'L AIRPORT

Interim Site — Ready Prep QTA



Dates of service: May 2023 – Present
Size: 8 Fueling Positions, 4 Car Washes, 5,400 SF, 4 RACs

PORTLAND INT'L AIRPORT



Dates of service: March 2018 – Present
Size: 72 Fuel Positions, 16 Car Washes, 1,307,620 SF, 11 RACs

SAN DIEGO INT'L AIRPORT



Dates of service: Oct. 2014 – Present
Size: 72 Fuel Positions, 15 Car Washes, 2,063,714 SF, 19 RACs

SAN FRANCISCO INT'L AIRPORT



Dates of service: April 2014 – Present
Size: 120 Fuel Positions, 13 Car Washes, 1,989,739 SF, 9 RACs

SALT LAKE CITY INT'L AIRPORT



Dates of service: June 2015 – Present
Size: 64 Fuel Positions, 11 Car Washes, 991,000 SF, 11 RACs

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SEA-TAC INT'L AIRPORT



Dates of service: May 2012 – Present
Size: 96 Fuel Positions, 15 Car Washes,
2,100,000 SF, 11 RACs