



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

## CS OPERATORS

Trusted Experts in ConRAC Operations



### CAPABILITIES

- Facility Management
- Fuel System Management
- Life-Cycle Based Decision Making
- Operational Readiness and Transition (ORAT)
- Financial Stewardship and Accountability
- Design Consultation
- Patented Solutions
- Special Project Management

### SERVICE PROGRAMS

- Hard and Soft Facility Services
- Fuel Maintenance and Supply
- Environmental Compliance
- Emergency Planning and Recovery
- Car Wash and Chemical Solutions
- Waste Handling
- Capital Asset Projects
- Minority Business Partners
- Construction Warranty Administration

### APPROACH

Conrac Solutions Operators (CS Operators) understands that buildings will perform best when they are managed with longevity as a primary focus. That understanding drives CS Operators to provide comprehensive expertise in every aspect of consolidated and shared tenant facility operations as part of Conrac Solutions family of companies, which specializes in private delivery, finance, and facility operations.

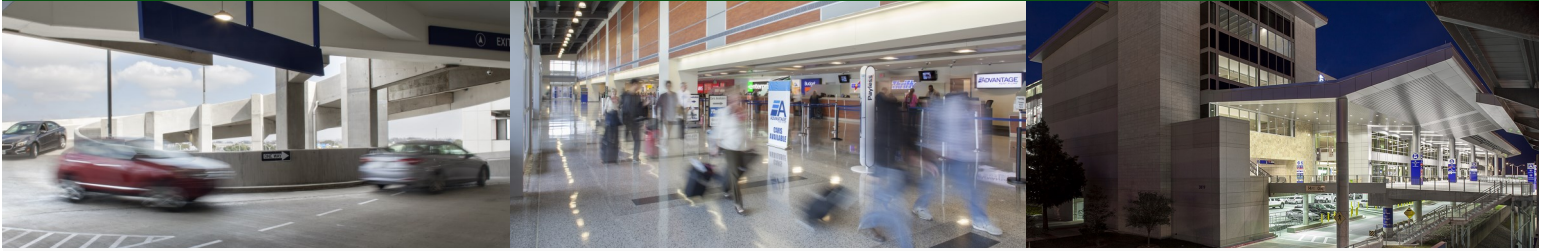
In partnership with airports and the rental car industry, CS Operators uses an “integrated facility management” approach to facility activation, operations and maintenance, safety, and fueling and vendor management at each facility. CS Operators values a long-term asset investment strategy aiming for the overall lowest cost of ownership and operation, while maintaining the highest service levels of safety, cleanliness, responsiveness and reliability.

Structured through a centralized support team, CS Operators' collective nationwide presence is leveraged to provide a streamlined operational approach through the following divisions: Operations, Budgets and Procurement, Environmental Health and Safety, Customer Service, and Asset Management.

The Conrac Solutions family of companies, which pioneered the Tenant Development Approach, employs former airport and rental car industry veterans whose collective years of experience allows for a unique understanding of how to best support our clients with a thorough understanding of their needs.

# CS OPERATORS

An Integrated Facility Management Approach



## PATENTED METHODOLOGIES

Demonstrating *Value Through Innovation*, CS Operators has developed several proprietary and patented methods which enhance the advantages of a consolidated facility, while reducing risk and resulting in operating cost savings and fuel recapture potential over a multi-year timeframe. More information on patents for the waste and fuel management programs can be found at [conracsolutions.com/patents](http://conracsolutions.com/patents).

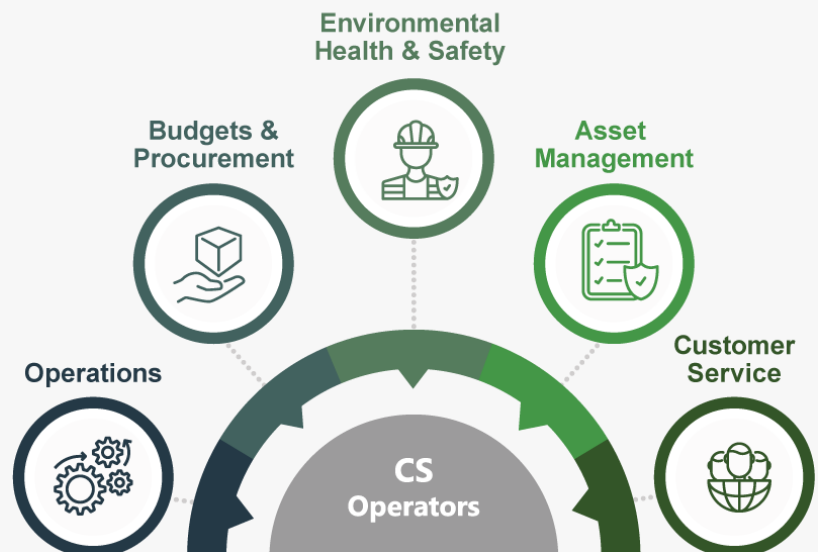
## DISADVANTAGED BUSINESS ENTERPRISE OUTREACH

CS Operators has implemented a robust Disadvantaged Business Enterprises (DBE) outreach program overseen by an in-house DBE Liaison. Beyond typical procurement, this program includes participation in community outreach events, engagement with small business contracting centers, and development of a contractor database. CS Operators has successfully contracted with small and disadvantaged businesses at many sites and actively encourages and assists companies with existing business ties to become DBE certified.

One of the great successes for collaboration between CS Operators and disadvantaged businesses comes from the San Francisco International Airport facility where approximately 25% of available operations and maintenance spend is with qualifying vendors.

## AREAS OF EXPERTISE

- **Operations**  
Leading on-site teams' operational performance including delivery of services and quality assurance
- **Budgets & Procurement**  
Providing financial accountability and sound procurement of goods and services
- **Environmental Health & Safety**  
Ensuring all work performed is safe, hazard-free and in compliance with all federal OSHA, state and local laws and regulations
- **Asset Management**  
Long-term asset planning including facility condition assessments, insurance coverages, utility consumption, and lease compliance
- **Customer Service**  
Partnering with RAC tenants to provide multiple efficient communication channels



# CS OPERATORS

An Integrated Facility Management Approach



## AUSTIN-BERGSTROM INT'L AIRPORT



**AUS Operational Dates:** Oct. 2015 – Present  
**Size:** 48 Fuel Positions, 12 Car Washes,  
1,600,000 SF, 10 RACs

## BISMARCK AIRPORT



**BIS Operational Dates:** June 2016 – Present  
**Size:** 2 Fuel Positions, 1 Car Wash,  
6,371 SF, 3 RACs

## CHARLOTTE DOUGLAS INT'L AIRPORT



**CLT Operational Dates:** June 2024 – Present  
**Size:** 94 Fuel Positions, 12 Car Washes,  
1,600,000 SF, 8 RACs

## CHICAGO-MIDWAY INT'L AIRPORT



**MDW Operational Dates:** Apr. 2013 – Present  
**Size:** 36 Fuel Positions, 10 Car Washes,  
850,000 SF, 6 RACs

## CHICAGO-O'HARE INT'L AIRPORT



**ORD Operational Dates:** Oct. 2018 – Present  
**Size:** 72 Fuel Positions, 15 Car Washes,  
2,500,000 SF, 10 RACs

## EUGENE AIRPORT



**EUG Operational Dates:** Nov. 2023 – Present  
**Size:** 6 Fuel Positions, 2 Car Washes,  
10,872 SF, 7 RACs

# CS OPERATORS

An Integrated Facility Management Approach



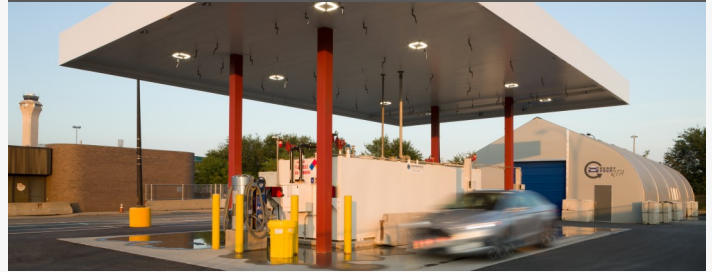
## LUBBOCK PRESTON SMITH INT'L AIRPORT



**LBB Operational Dates:** May 2019 – Present  
**Size:** 16 Fuel Positions, 4 Car Washes, 345,000 SF, 3 RACs

## NEWARK LIBERTY INT'L AIRPORT

*Interim Site — Ready Prep QTA*



**EWR Operational Dates:** April 2020 – Nov. 2023  
**Size:** 4 Fueling Positions, 1 Car Wash, 4 Vacuuming Stations, 9 RACs

## NEWARK LIBERTY INT'L AIRPORT



**EWR Operational Dates:** Nov. 2023 – Present  
**Size:** 54 Fueling Positions, 12 Car Washes, 2,700,000 SF, 11 RACs

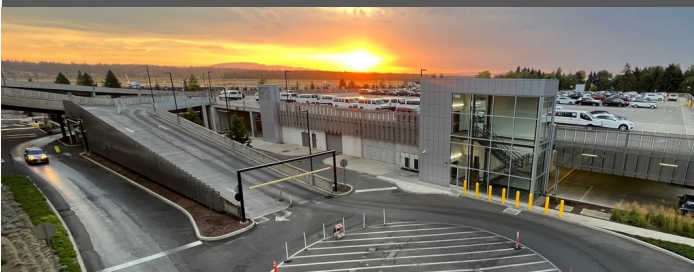
## ORLANDO INT'L AIRPORT

*Interim Site — Ready Prep QTA*



**MCO Operational Dates:** May 2023 – Present  
**Size:** 8 Fueling Positions, 4 Car Washes, 5,400 SF, 4 RACs

## PORTLAND INT'L AIRPORT



**PDX Operational Dates:** Mar. 2018 – Present  
**Size:** 72 Fuel Positions, 16 Car Washes, 1,307,620 SF, 11 RACs

## SALT LAKE CITY INT'L AIRPORT



**SLC Operational Dates:** Feb. 2016 – Present  
**Size:** 64 Fuel Positions, 11 Car Washes, 991,000 SF, 11 RACs

# CS OPERATORS

An Integrated Facility Management Approach



## SAN DIEGO INT'L AIRPORT



**SAN Operational Dates:** Jan. 2016 – Present  
**Size:** 72 Fuel Positions, 15 Car Washes, 2,063,714 SF, 11 RACs

## SAN FRANCISCO INT'L AIRPORT



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

## SEATTLE-TACOMA INT'L AIRPORT



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

## TED STEVENS INT'L AIRPORT



**ANC Operational Dates:** July 2007 – Present  
**Size:** 16 Fuel Positions, 12 Car Washes, 500,000 SF, 9 RACs

## WILKES-BARRE/SCRANTON INT'L AIRPORT



**AVP Operational Dates:** Oct. 2023 – Present  
**Size:** 6 Fuel Positions, 2 Car Washes, 10,580 SF, 6 RACs

