CONCESSIONS

TENANT
DESIGN
MANUAL

DFW

100% Final March 2000
EDITION July 2003
UPDATED September 2024

RENTAL CAR CENTER

1.0 INTRODUCTION

1.1 Introduction

The purpose of this manual is to provide guidelines for the design and construction of tenant facilities at the Airport's consolidated Rental Car Center. These standards were established during the project's initial design phase and shall continue to apply to modifications or new construction. Tenants are encouraged to be creative in the design of their spaces while maintaining continuity with the design image of the facility. Proposed modifications shall comply with the requirements of the Airport's Design Criteria Manual (DCM) and applicable building codes. Proposed modifications shall be submitted to the Airport in accordance with the process identified in the Airport's Design Criteria Manual. Any conflicts between the guidelines of this document and the Design Criteria Manual shall be directed to the Planning and Real Estate Department for resolution.

Dimensions and details shown in this manual are for reference only. It is the responsibility of the tenant to field verify as-built conditions of the lease space. Further it is the tenant's responsibility to fully review the most current version of all codes and the Airport Design Criteria Manual. All work must comply with ADA, Airport, and all other applicable codes. All criteria within this manual is subject to change.

1.0 INTRODUCTION

1.2 Definitions

Following are definitions of terms used throughout this manual:

ADA	American with Disabilities Act
Airport	Dallas/Fort Worth International Airport
Base Building	Refers to the Airport Provided areas and infrastructure
BOH	Back of House
CCTV	Closed Circuit Television
Common Public Areas	Areas of the building not leased to any RAC tenant
COMM Room	Communications Room
Concessions Rental Car Center Design Criteria Manual	Guidelines and parameters for all design and construction boundaries within boundaries of the DFW Airport
Concourse	The passenger circulation corridor with airside and landside separation
DFW Concessions	Refers to concessions management group
DFW Design Criteria Manual (DCM)	Guidelines and parameters for all design and construction within the boundaries of the Airport (www.dfwairport.com/concessions)
Exclusive Premises	Areas of the building leased exclusively to a RAC tenant
Fan Coil Boxes	Cooling units to be used for supplemental air connected to the Airport's 2-pipe system

FOH	Front of House
HVAC	Heating, Ventilation, and Air Conditioning
IBC	International Building Code
IECC	International Energy Conservation Code
IES	Illuminating Engineering Society
IFC	International Fire Code
ITS	Information Technology Services
IOC	Integrated Operations Center
Kiosk	An individual, freestanding, self-contained concession unit that provides preparation, display, or selling space as well as storage
Lease Line	Delineates the boundaries of the RAC Tenant's Leased Premises
LED	Light-Emitting Diode
MPOE	Main Point of Entrance
NFPA	National Fire Protection Association
o.c.e.w.	on center each way
PAVE System	Public Address and Voice Evacuation System
POC	Point of Contact
POS	Point of Scale
psi	Pounds per square inch
RCC	Rental Car Center

Rent-A-Car (RAC)	Refers to the rental industry as an entity
Shell Module	Unit length of counter module
Soffit	Horizontal Surface of a furr-down assembly
TAS	Texas Accessibility Standards
TDP	Tenant Demark Panels
Tenant	Lessee or concession operator
Tenant Counter Shell	Base building provided counter shell to receive tenant POS equipment
Tenant Improvements	The permanent improvement necessary to prepare lease space for occupancy. These may include walls, floors, lighting, and HVAC
Tenant Lease Area	The area within the lease perimeter, defined by the lease line
Terminal Building	Refers to the Rental Car Center Customer Service or Common Building
Variable Air Volume (VAV)	Air handling unit boxes to be connected to the existing Airport air delivery system within the tenant's space

1.0 INTRODUCTION

1.3 Building Conditions & General Conditions

1.3.1 Building Conditions

Lower Level

The lower level of the facility has a "U"-shaped drive and is where Rental Car Buses drop off airline passengers. The four vestibules on the lower level allow customers to enter into the two-story space and provide excellent visibility and unobstructed circulation to all the rental suites. The rental suite flow-thru areas allow customers to move directly into the pick- up areas on level one of the garage. Customers leave the garage on dedicated roadways that lead directly to thoroughfares exiting the airport.

Upper Level

The upper level of the facility serves as the return area for passengers. Customers check-in electronically or at a company's check-in kiosk, then proceed to the shuttle buses waiting at the upper level curbside. On their way to the curbside, the passenger can view flight information on monitors within the building. The buses on the upper level curbside are zoned by their terminal destination.

1.3.2 General Conditions

All tenant modifications or new construction are subject to Airport approval. The tenant shall refer to the Design Criteria Manual regarding necessary submittals and sequencing of drawings and construction. The tenant will be responsible for the costs of changing all rental car directional signage resulting from a new tenant, tenant move, or name change.

2.0 COMMON AREAS – SIGNAGE

2.1 Arrival Curbside

2.1.1 Exterior Signage

A large wayfinding directory is located at the center of the building on the Arrivals curbside. On this sign, each tenant will be allowed one panel to display the tenant's operating name with adhesive vinyl material. The font shall be Helvetica Medium, 6" high, upper and lower case, left justified, with a 3" margin on the left. The tenant may choose one corporate color for the text.

Curbside wayfinding directory

2.1.2 Reserved Parking

At the Arrivals level, designated parking spaces will be provided for off- airport rental car tenant pick-up. All off-airport rental car tenants serving the Airport are required to pick up and drop off their customers at the DFW Rental Car Center. Pick-up and drop off at the airline terminals is prohibited.

Curbside parking sign

2.1.3 Courtesy Pylon

The courtesy pylons located on the curbside Arrivals level are provided for passengers to call off-airport rental tenants. Off-airport rental car tenants will have their tenant-operating name in the display window. The font size for all tenants will be consistent. Logos and colors will not be used.

Off-airport rental car pylon

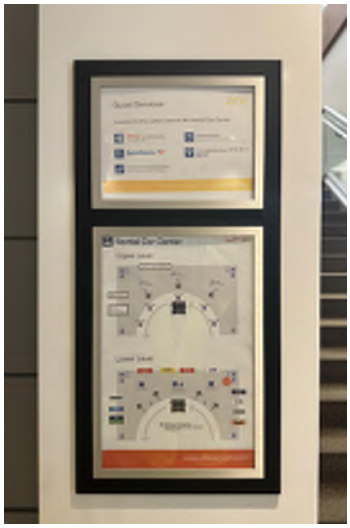
Off-airport rental car directory

2.0 COMMON AREAS – SIGNAGE

2.2 Common Building – Lower Levels

2.2.1 Directional Pylon

In the main lobby of the building there are two directional pylons. The front of the directional pylons will display the tenant-operating name with their corporate logo on a backlit Duratrans floor plan graphic. The tenant logo will be a consistent height for all the tenants.



Lobby directional pylon

Lower level car tenant directory

2.2.2 General Wayfinding Signage

General wayfinding signage is provided by the Airport. Tenant proprietary signage is not allowed in common areas unless approved by DFW Concessions.

Lobby signs

2.2.3 Elevator Directory

The elevator directories will have the tenant-operating name and will designate counter locations with their tenants' corporate logo on the floor plan graphic. The tenant logos will be a consistent height for all tenants. Interim Customer Service Counter Configuration.

Elevator directional pylon

2.2.4 Elevator Emergency Signage

Signs located at each bank of elevators will advise building occupants that elevators are not to be used in case of fire and will show routes to the closest emergency exits.

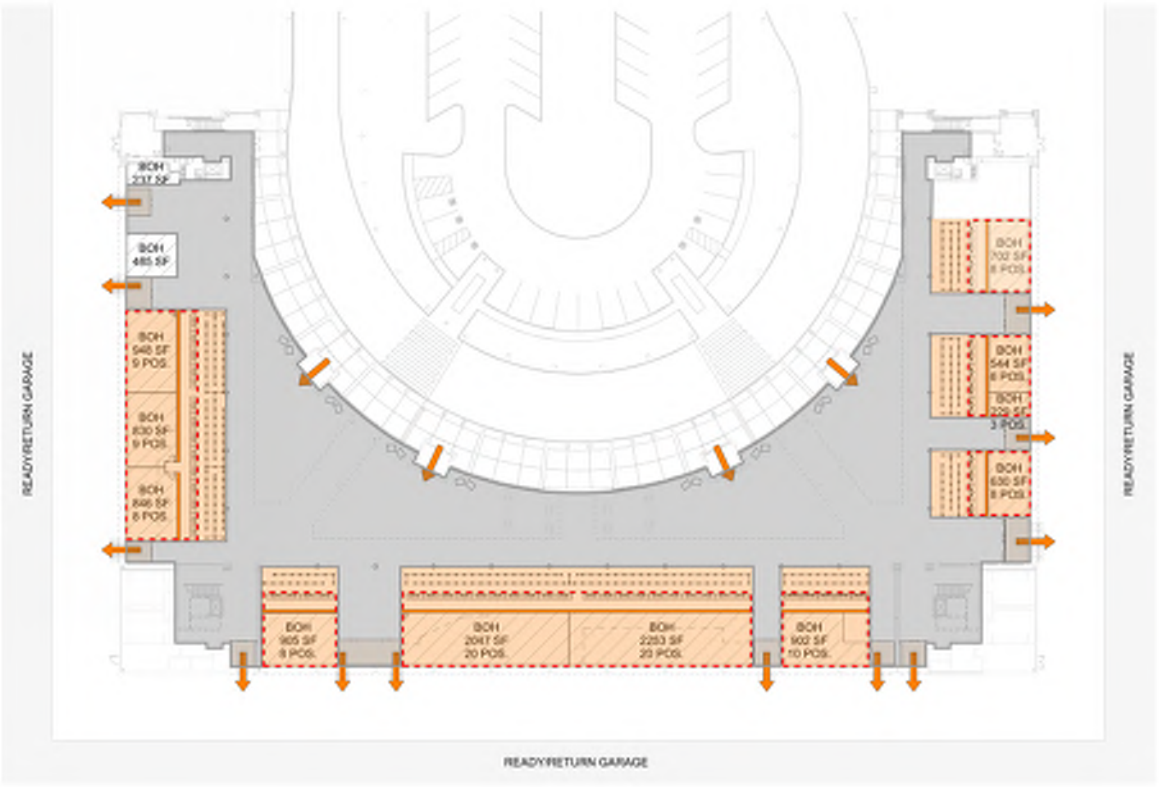
Elevator emergency sign

3.0 TENANT COUNTER AREAS

3.1 Lease Line

3.1.1 General

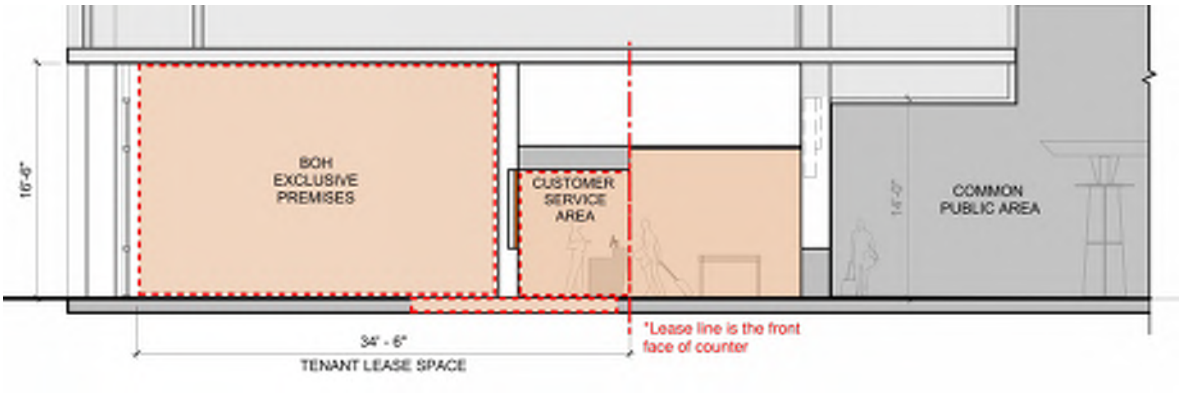
Lease lines delineate the boundaries of the RAC Tenant's Leased Premises. Within the Terminal Building are Common Public Areas, which are those areas of the building not leased to any RAC tenant, and Exclusive Terminal Building Premises, which are areas of the building leased exclusively to a RAC tenant.



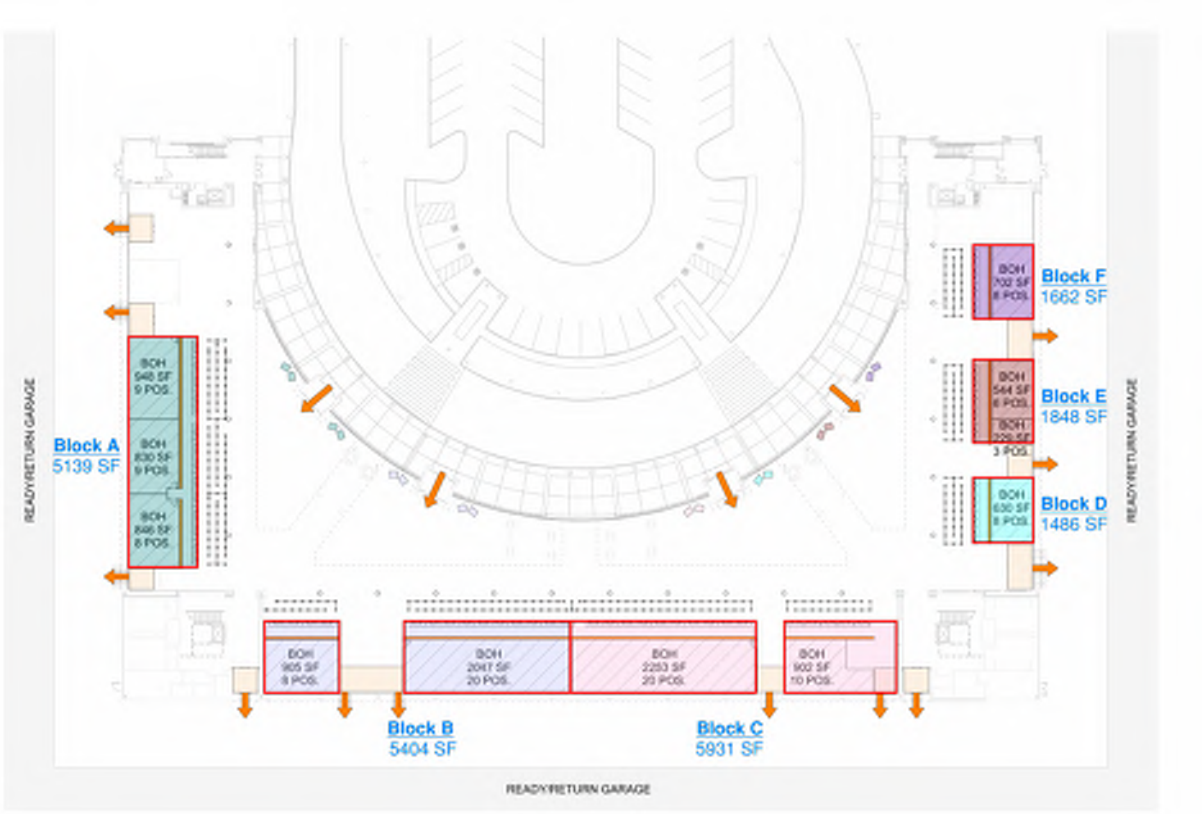
Floor plan exhibiting common public areas and exclusive premises

3.1.2 Common Public Areas

Common Public Areas include, Exclusive Premises Lobbies, Customer Counters frontage, Customer Queueing Space and Administrative Support Space offices.

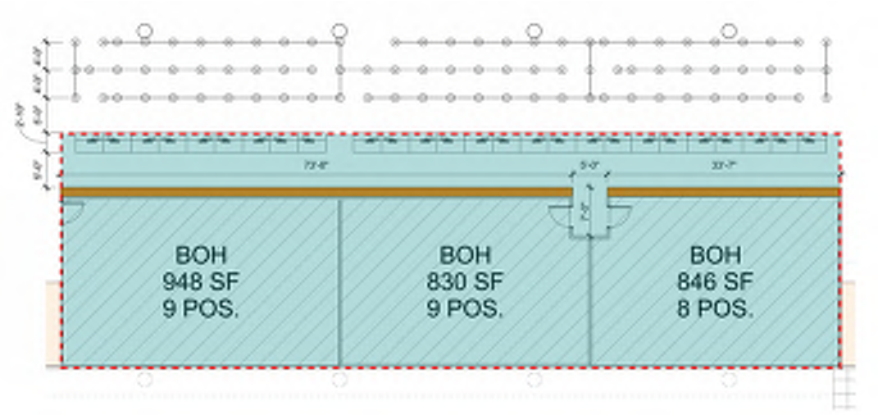


Section through tenant exclusive premises

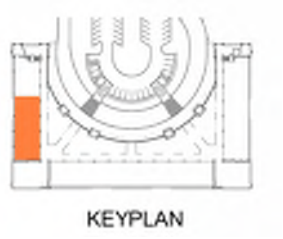


Reference lease outline documents exhibits in appendix for leasehold limits per block area.

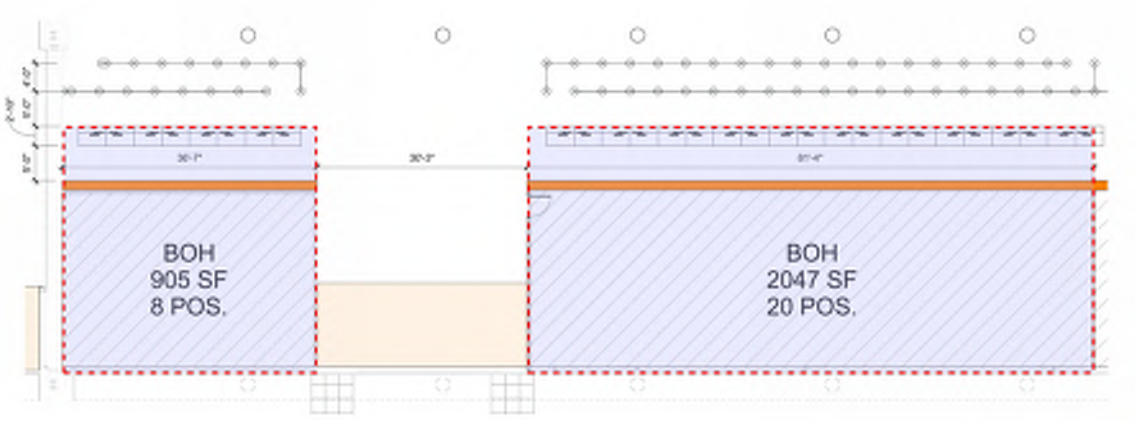
3.1.3 Exclusive Premises Allocation



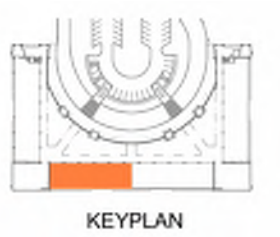
Allocation block A



BLOCK	PROPOSED COUNTERS		PROPOSED (SF)	
	LENGTH	POS (#)	BOH	FOH
A	104	26	2624	2510
B	112	28	2952	2456
C	120	30	3155	3000
D	32	8	630	862
E	36	9	773	1075
F	32	8	702	960



Allocation block B



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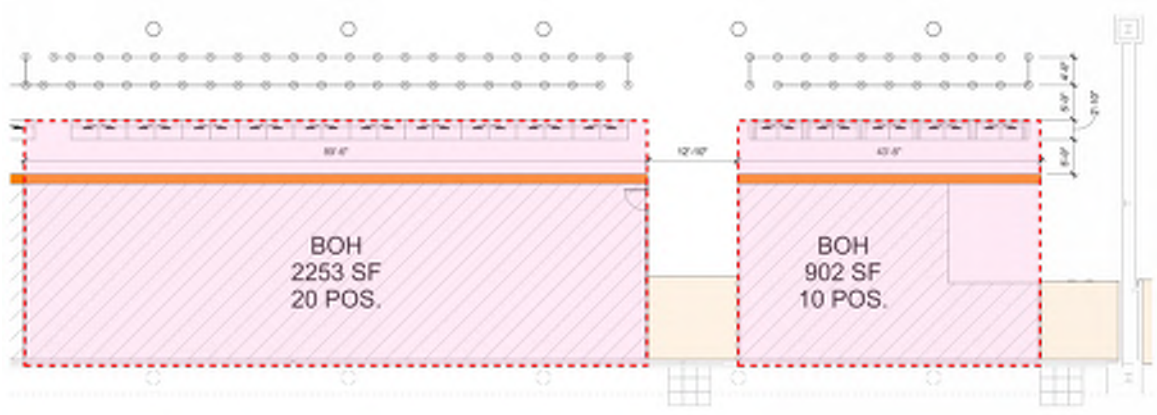
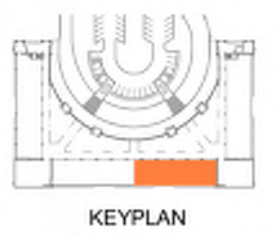


Allocation block C



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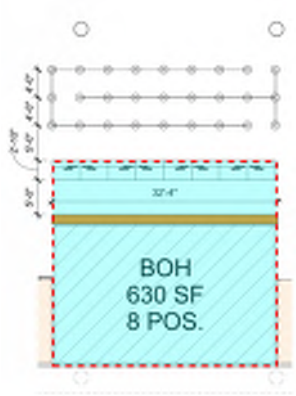
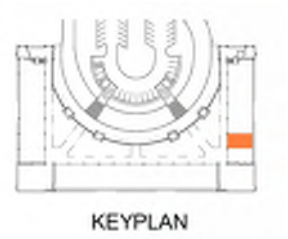


Allocation block D



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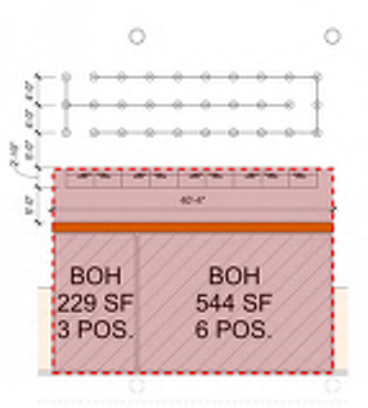
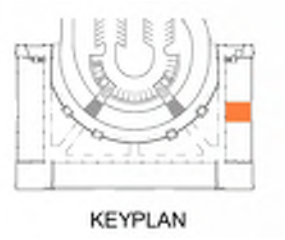


Allocation block E



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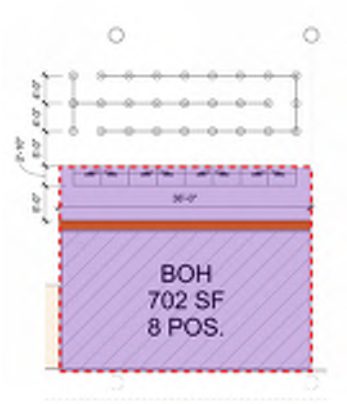
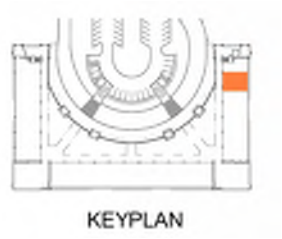


Allocation block F



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3.0 TENANT COUNTER AREAS

3.2 Base Building & Tenant Improvements

3.2.1 Common Public Areas

The common public areas will provide common customer services including circulation to access each Tenant Exclusive Premises. The common public areas include finished floors, walls, and ceilings up to the Tenant's Exclusive Premises. base building systems including fire protection, fire alarm, mechanical, electrical, general communications, and general wayfinding.

Common public areas also include:

1. common public restrooms
2. security equipment
3. miscellaneous customer amenities
4. vertical circulation (elevators and stairs)
5. common lobby

No tenant improvements are permitted in the common public areas, FOH Exclusive Premises, Customer Queueing area, and Tenant Counter frontage.

3.2.2 Base Building Scope

Front of House (FOH) includes base building systems including fire protection, mechanical, electrical conduits, plumbing and waste.

FOH areas also include:

1. digital back wall
2. airport security equipment
3. tenant counter shells
4. transaction and queueing area floor, wall and ceiling finishes
5. transaction and queueing lighting and HVAC
6. fire alarm/emergency devices
7. facility wayfinding signage

Back of House (BOH) base building Scope
Existing mechanical, electrical conduits, and plumbing with demising wall framing (studs only) between Exclusive Premises spaces.

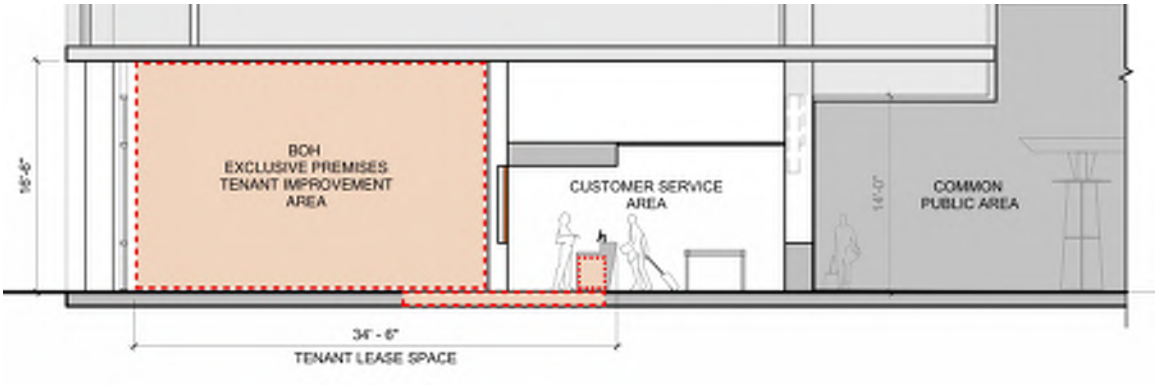
1. entry door and framing into each Exclusive Premises space
2. data cabling from primary demark
3. HVAC VAV boxes
4. primary fire alarm/protection
5. demising wall to FOH

3.2.3 Tenant Scope

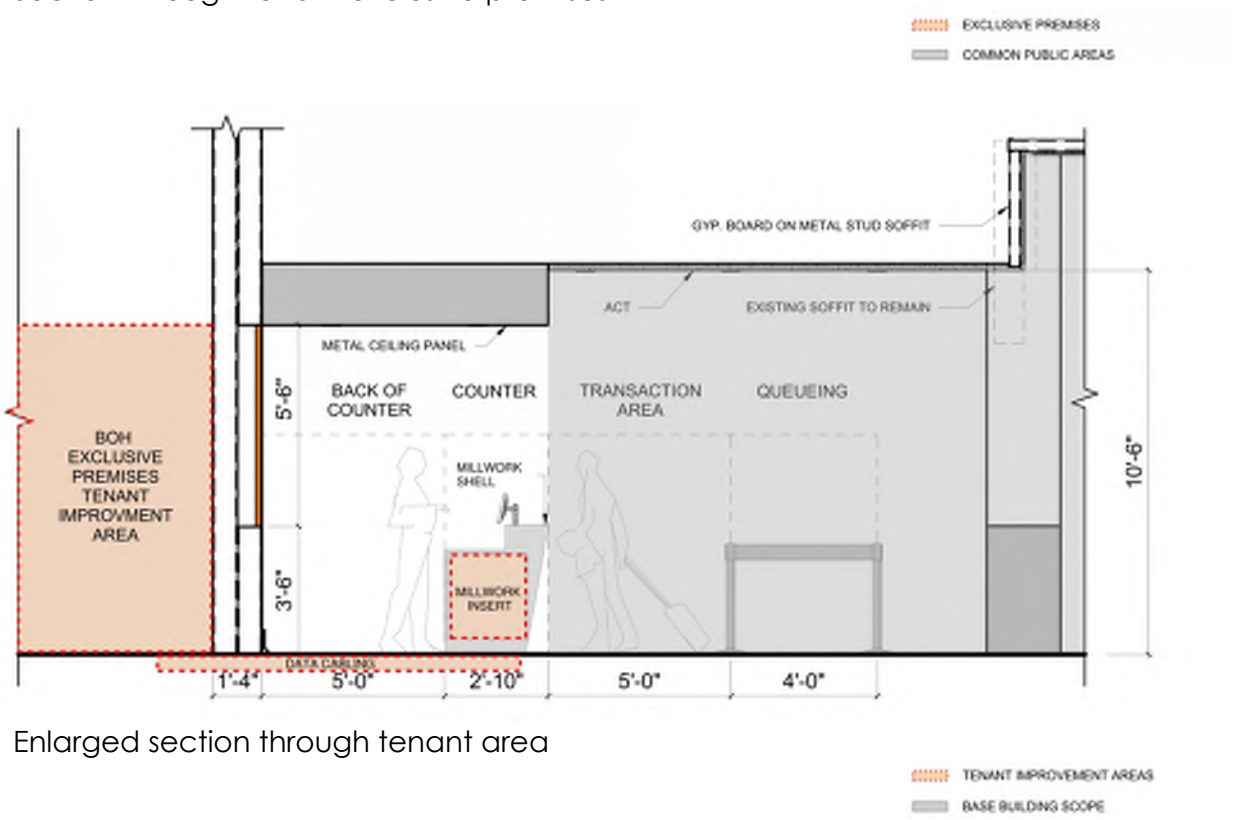
Each tenant is responsible for the design and construction of improvements within its Exclusive Premises including the complete fit-out of their BOH support

administrative areas. Tenants will receive lease areas with all existing walls, flooring, and finishes in place and will be responsible for their respective demolition and tenant improvements.

Limits for construction are delineated by the limits of their BOH lease lines. Each tenant shall be solely responsible for the costs of improvements including, but not limited to, interior wall construction, flooring, ceilings, all finishes, specialty millwork, extension of the mechanical/electrical/plumbing systems, extension and modifications to the fire detection, protection systems, data, and IT. Design standards which address acceptable materials and quality to which each tenant shall adhere have been established in Section 3.3 of this document.



Section through tenant exclusive premises



Enlarged section through tenant area

3.2.4 Design and Build Out

Review all requirements for life safety, which include fire alarm, voice evacuation system, and fire sprinkler requirements. The location shall meet DFW Design Criteria Manual, Concessions Rental Car Center Design Manual and all applicable Regulatory and Building Codes. All Designs are Subject to Airport review and approval. The tenant will be required to update their data services and utilize the Airports Proprietary Data Services.

If the tenant BOH modifications require plumbing connections to sanitary sewer, the tenant will be required to remove all cast iron sewerage lines and replace them with PVC in accordance with all airport regulations.

The tenant will be required to perform an air balance test before and after construction.

The tenant shall perform thorough site verification prior to design commencement to identify the potential conflicts and any issues must be communicated in writing prior to beginning the design process.

The tenant will attend a Pre-Design Meeting, 35% Design and 95% Design meeting and will submit the project for permitting with DFW Airport Code office. Required attendees are to include all Owners, you and/or your representative and the Architect/Engineer. It is imperative that all be in attendance to ensure successful project delivery, please designate a person from each of the stakeholder groups to be involved through-out the complete project.

3.2.5 DFW Airport Provided Responsibility Matrix - Base Building

The following table outlines provisions of the tenant lease area provided by the Base Building.

SPACE NO.	Tenant Mix	ITS Communication	Electrical Conduit	Electrical cabling	HVAC	Domestic Water Line	Sanitary Wastewater Line	Base Building Fire Protection	Base Building Fire Alarm	Electrical Panel Capacity (amp)	General Notes
Block 1	RAC FOH Counter Area		X	X	X			X	X		
Block 1	RAC BOH Office	X	X	X	X	X	X	X	X	125(1 Panel) 225 (2 Panels)	
Block 2	RAC FOH Counter Area		X	X	X			X	X		
Block 2	RAC BOH Office	X	X	X	X	X	X	X	X	150(1 Panel) 125 (1 Panel)	
Block 3	RAC FOH Counter Area		X	X	X			X	X		
Block 3	RAC BOH Office	X	X	X	X	X	X	X	X	125(1 Panel) 225 (2 Panels)	
Block 4	RAC FOH Counter Area		X	X	X			X	X		
Block 4	RAC BOH Office	X	X	X	X	X	X	X	X	225(1 Panel)	Field verify utilities
Block 5	RAC FOH Counter Area		X	X	X			X	X		
Block 5	RAC BOH Office	X	X	X	X	X	X	X	X	125(1 Panel) shared from Block 6	Larger space does not have domestic and sanitary wastewater lines, only smaller space
Block 6	RAC FOH Counter Area		X	X	X			X	X		
Block 6	RAC BOH Office	X	X	X	X	X	X	X	X	125(1 Panel) shares with Block 5	Field verify utilities
	Common Lobby										

3.0 TENANT COUNTER AREAS

3.3 Tenant Construction & Finishes

3.3.1 General

Tenant shall be solely responsible for the costs of improvements including, but not limited to, interior wall construction, flooring, ceilings, all finishes, extension of the mechanical/electrical/plumbing systems, extension and modifications to fire detection, protection systems, data, and IT.

3.3.2 Base Building

Finishes and furnishings at the FOH transaction area provided by the base building include:

Finishes:
FOH finishes are established to compliment the terminal building's common public areas. Finishes to the FOH areas include painted gypsum board wall, suspended acoustical tile, metal ceiling panels, metal column covers, and terrazzo flooring.

Back Wall/Digital Wall:
The back wall of the transaction counter area is structured and finished to facilitate a continuous digital display wall. Reference Section 3.9 Digital Display Wall for layout details, operational and maintenance information.

Demising Walls/Columns and neutral frame finishes:
FOH back wall and leasehold perimeters (exterior face) consist of painted gypsum board with wall base.

Flooring:
Terrazzo provided floor in common service area and leasehold FOH transaction areas.

BOH office leasehold areas consist of concrete slab ready to receive tenant finish material.

Doors:
Wood veneer entry doors and metal frames into each of the BOH office leaseholds are provided.

Ceilings:
Common service area and transaction area ceiling systems will include a suspended metal ceiling system, LED downlight lighting, HVAC distribution registers, fire protection, and fire alarm.

BOH office leasehold area is open to the structure above and prepared for tenant improvements of HVAC, electrical, and lighting.

Lighting:
General ambient lighting and code required egress is provided in the common public areas. Lighting throughout the common public area is accomplished using energy efficient LED light fixtures. Lighting levels are based on Illuminating Engineering Society (IES) guidelines and recommendations and the requirements of the DFW Airport Design Criteria Manual, Section 267.5 interior lighting. All exit sign lights are LED types, green letters with a minimum 20-year warranty.

At the FOH area, general ambient LED downlight lighting is provided for the queueing area and the transaction counters. Lighting control zones will be configured per tenant leasehold area.

HVAC Systems
Tenant spaces have base building HVAC that is supplied via air handling units. The air handlers supply medium pressure air to variable volume fan powered boxes with electric reheat. Downstream of the fan powered boxes the air is supplied via low pressure ductwork and diffusers.

Electrical
277 / 480 V power is provided at terminal building level electrical rooms. Empty conduit with pull cord terminated at lease line from common distribution panel. Switches are in the switchboard for connection of tenant services.

Plumbing
Base building will provide a capped potable water connection below the concourse floor or above the ceiling at the lease line where applicable.

3.3.3 Tenant Improvement

Tenants are required to restore all disturbed base building finishes resulting from their construction. The tenant is required to match adjacent building finish floor material if the existing finish has been damaged or discolored during construction. The tenant should schedule with DFW Concessions a preconstruction inspection to document the state of adjacent finishes.

Finishes:
The tenant is required to provide finish material consistent with the terminal building material finish standards for BOH tenant improvements.

Material finish and system limitations and required standard are as follow:

Exterior Curtain Walls:
Curtain wall assemblies are in only the BOH offices. If window shading devices are desired, tenant will be required to install 1" clear aluminum finish or gray horizontal blinds. Each window must have a separate blind, prohibiting blinds from overlapping the horizontal mullion at 42". Blinds must be installed within the mullion frame and cannot be installed on the outside of the window frame. If a tenant chooses to install a wall adjacent and parallel with the curtain wall, then a horizontal blind must be installed and in the closed position prior to the wall being constructed. This instance may occur when a tenant builds a storage room against the curtain wall.

Demising Walls:
Demising wall framing is provided for the tenant to insulate and drywall finish. Insulation is required in demising walls between tenants to provide sound attenuation. The tenant is required to maintain separation requirements as reflected in the lease exhibits. If fire rated walls or other existing construction must be opened or cut through to extend services to a lease space, the tenant must preserve the original rating and construction.

All tenant walls are to be finished. Tenants requiring security protection may install expanded wire mesh or weld wire fabric within the return-air opening above walls.

Doors:
All interior doors facing the public FOH areas must be solid wood that matches the airport provided doors and frames. (No wood veneers are allowed)

Ceilings:
Above the FOH transaction area, the ceiling consists of a suspended perforated metal ceiling panel system.
Above the FOH queuing area, the ceiling is consisting of suspended 2'x'2 acoustical ceiling tile system.

Suspended signage and modifications to the ceiling above the transaction and queuing areas is prohibited.

Upon approval by DFW Concessions, the tenant is allowed to install proprietary ceiling mount security cameras. Refence section 3.7 Security for detailed information. All damage to existing base building ceilings will be repaired at the tenant's expense.

Lighting:
Lighting throughout the area will be accomplished using energy efficient LED light fixtures. Lighting levels will be based on IES guidelines and recommendations and the requirements of the DFW Airport Design Criteria Manual, section 267.5 interior lighting. All exit sign lights shall be LED types, green letters with a minimum 20-year warranty.

Lighting design must conform to the codes adopted by DFW code department and in accordance with the latest edition of the International Energy Conservation Code (IECC).

Fixtures are to be circuited to sub-panel within BOH leasehold area.

HVAC Systems
Base Building will provide all primary HVAC systems and ducting. The tenant is responsible for duct extensions and registers throughout BOH improvements. Insulated flexible duct shall be used from the secondary distribution to the diffuser and shall be limited in length to four feet. Diffusers and grilles shall be appropriately selected for their application.

Terminal air and heating will be controlled via a local zone thermostat.

Electrical
The tenant is responsible for the engineering design and installation of a complete and functional electrical service for the lease space, meeting all applicable codes. Panels and step-down transformers are to be located within the lease space, unless otherwise approved in writing by the TPM. Service voltage will be 277/480v, 3-phase.

BOH office leasehold area
Power via a tenant provided sub panel is to be located in the BOH leasehold area. The current service is adequate for the existing space. New loads will need to be calculated once the design is progressed further.

Plumbing:
Domestic hot water is the tenant's responsibility. The tenant is responsible for the engineering design and installation of a complete and functional plumbing system as necessary within the leasehold space. Tenant is also responsible for the labeling of all plumbing lines.

3.3.4 Provisions Summary- Base Building

	Base Building	Tenant Improvements
EXTERIOR BOH areas	Exterior curtain wall framing and glazing	Clear aluminum finish or gray horizontal blinds (Field verify widths.)
DEMISING WALLS (All demising walls shown on Lease Exhibits are type 1 U.O.N.)	Refer to Lease Exhibits	Gypsum wallboard, insulation and finishes.
BOH CEILINGS	Exposed structure.	By tenant to approved design criteria.
ACCOUSTICAL SOUND TRANSMISSION PROTECTION		In accordance with the DFW Concessions Tenant Manual.
FLOORS (TENANT BOH INTERIOR)	Existing exposed concrete	Floor finishes in accordance with DFW Concessions Tenant Manual.
FLOORS (PUBLIC COMMON AREA)	Terrazzo	Modification in accordance with DFW Concessions Tenant Manual.
FLOORS (PUBLIC UNWALLED AREAS)	Terrazzo	Modification in accordance with DFW Concessions Tenant Manual.
ELECTRICAL	277 / 480 V power provided at dedicated Terminal electrical rooms. Empty conduit with pull cord terminated at lease line from common distribution panel.	Panels, branch circuits, transformers, lighting, appliances, convenience outlets, equipment connections within tenant space.
HVAC	Main supply air duct taps to deliver 1.8 cfm per sq. ft.	VAV Box, grilles, registers, distribution ductwork and controls.
FAN COIL UNIT		Fan Coil Unit and connections (if required) – grilles, registers, distribution ductwork, controls and condensate removal. Fan Coil Units must connect to the airports 4 pipe hydronic system.
DOMESTIC WATER	Capped potable water connection provided below the terminal floor at the lease line with a valve at the main piping.	Connection to 2" main tap, backflow preventer, all distribution piping, fixtures, electrical storage type water heater as needed, drain piping from storage type water heater and connection to fixtures. Core drill to lease space trap primers to floor sinks and floor drains.

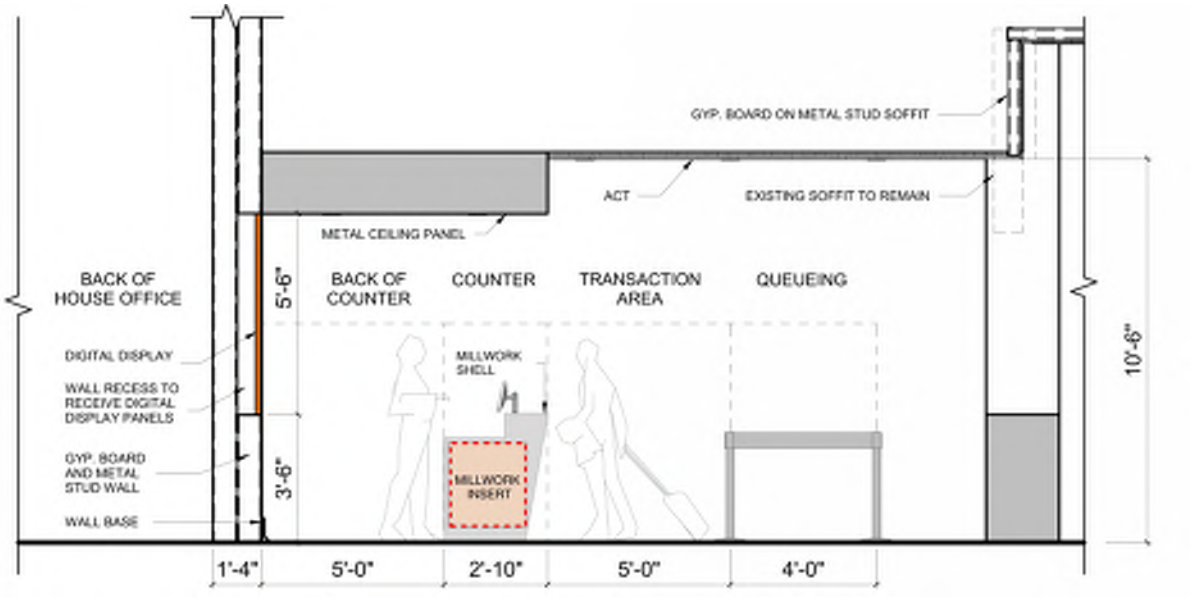
	Base Building	Tenant Improvements
SANITARY WASTEWATER	Below terminal floor, sanitary waste main with capped tap run to the lease line.	Connection to tap, core drill to lease space, upstream cleanouts, traps and fixtures.
FIRE ALARM AND DETECTION / VOICE COMMUNICATION SYSTEM	One 75-candela strobe for every 1600 sq. ft. of unobstructed space. In the event of a fire condition within the tenant spaces, or associated evacuation zones which is related to the tenant spaces, the strobe lights will flash, and the appropriate pre-recorded and/or live voice messages will be distributed throughout the terminal. Activation of the tenant's system will generate a supervisory signal at the main fire alarm control panel. Speakers must be connected to the terminal's IED Paging System. Strobes must be connected to the Terminal's Fire Alarm System.	In accordance with the DFW Concessions Tenant Manual.
FIRE PROTECTION SYSTEM	Upright and/or Pendent sprinklers on 1" sprigs or 1" drops.	Modifications to wet pipe sprinkler system to accommodate tenant design, including additional heads or increased pipe sizes must be in accordance with applicable codes and the DFW Concessions Tenant Manual. Tenant to provide special fire protection systems for hoods or other special requirements of the tenant including hand held extinguishers.
FIRE PROOFING	Base building fireproofing.	To meet fire ratings required by code.
ITS/COMMUNICATIONS	Empty conduit(s) with pull cord to pull box at demising wall or below floor from common IT/Communications closed distribution panel.	Media/Wiring to tenant panel to distribution panel. tenant panel, all devices, equipment and distribution from tenant panel.

3.0 TENANT COUNTER AREAS

3.4 Millwork

3.4.1 General

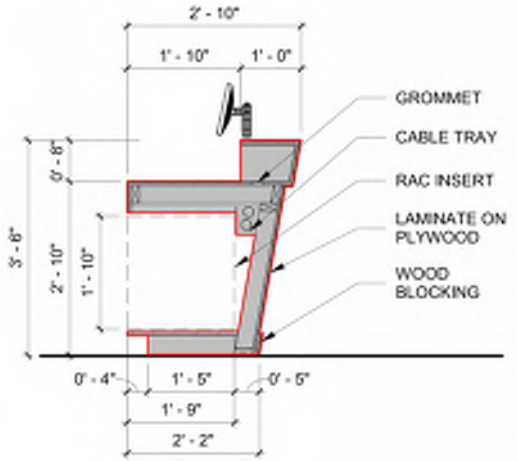
The Transaction Area is the primary leased Exclusive Premises Area where rental car customers and RAC tenants conduct business. RAC Customers Queue at stanchions in front of tenant counter.



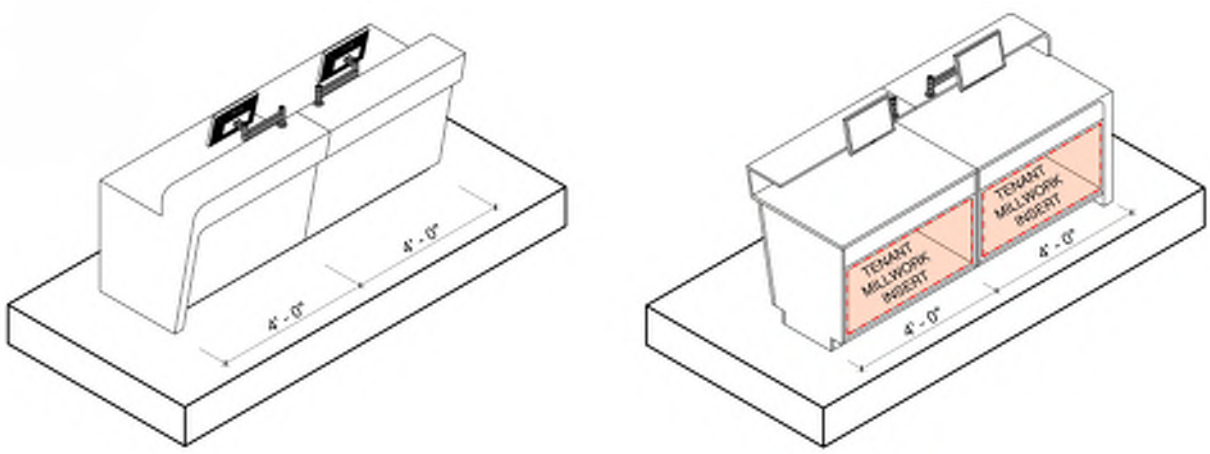
Section through tenant exclusive premises with function zones

3.4.2 Base Building

The Base Building provided the millwork consists of shell module, power, surface grommet at cable opening, cable tray and cabling to each counter unit.
The typical millwork shell module is 8'0 long and provides two (2) 4'-0" RAC employee transaction positions.



Section through typical millwork shell module – base building scope

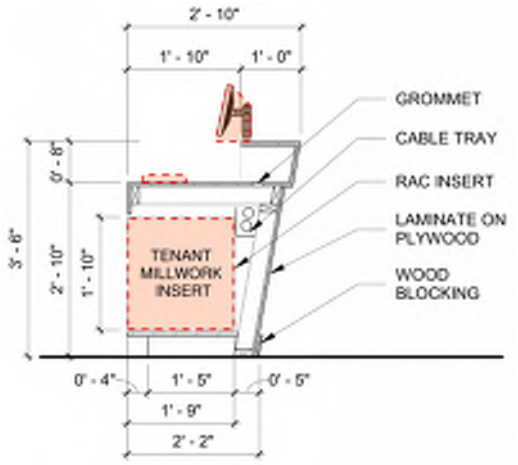


CUSTOMER VIEW RAC EMPLOYEE VIEW

Typical millwork shell module

3.4.3 Tenant Improvement

The tenant counter scope entails, RAC proprietary POS insert module, transaction monitors, keyboards, and transaction devices and phone devices. Tenants are to connect power and data cabling provided in the shell module. For all monitor panels and POS devices that require mounting to the shell module, the tenant is required to submit installation details for approval to DFW Concessions. Each tenant shall be solely responsible for the costs of fitting-out the millwork shell module with proprietary POS insert and associated work.



Typical millwork shell module – tenant scope items

3.4.4 Rental Counter limitations

The tenant is prohibited from making any additions or physical alterations to the counter shell module, countertop surfaces, front face, and sides. The placement of planters and other décor on the tenant counter is prohibited. Seasonal décor must be submitted for approval to DFW Concessions. Tenants are allowed to place waste receptacle behind the transaction counter and not allowed in front of the transaction counter or queuing area.

Allowable preferred program features must be submitted for approval to DFW Concessions. Reference section 3.9 Digital Display for the permissible preferred program display content.

3.0 TENANT COUNTER AREAS

3.5 Signage

3.5.1 General

Tenants must be aware of the Airport directional signage in the terminal building and avoid obstructing or confusing the Airport's way finding message. Regardless of location and type, all allowable signs, including colors, materials, and designs are subject to DFW Concessions approval.

3.5.2 Base Building

Base building will provide all terminal building way finding, regulatory and brand signage in the common public areas. A continuous digital display wall will be implemented in lieu of static back wall branding signage. The digital display wall, hardware and software is provided by the base building. Reference section 3.9 Digital Display wall for operational and maintenance information. Digital display wall digital content must be pre-approved by DFW Concessions.

3.5.3 Tenant Improvement

Stanchions location and configuration must be adhered to as prescribed in the stanchion layout plan for each leasehold.

Tenant is responsible for purchasing the stanchion type and quantity as specified by the airport. Stanchion finishes must be chrome. All queueing stanchions must match in finish within the tenant space. Customer queueing must be contained within the lease space.

Stanchion sign toppers for loyalty programs or brand identification are allowable subject to approval by DFW Concessions.

3.5.4 Limitations

Countertop signage and banners are prohibited unless pre-approved by DFW Concessions. Signage cannot be taped to the display wall or hung by chains from the ceiling. Tenant is not allowed to install column mounted, overhead hanging, or neutral frame signage.

Seasonal décor is allowable as pre-approved by DFW Concessions. Seasonal décor must not obstruct visibility of the digital display wall nor the circulation in the customer and queueing areas.

All signage must comply with applicable codes.

3.0 TENANT COUNTER AREAS

3.6 Fire Protection/Detection Equipment

3.6.1 General

The tenant is responsible for designing and performing all work in accordance with and installing all fire protection and life safety features required by the DFW International Airport Construction and Fire Prevention Resolution and Amendments and adopted Fire Code. Tenants should refer to the overall final version of the fire protection plan and applicable specifications and system drawings for additional information or detailed requirements of the terminal building systems.

1. The design, modification, and installation of wet-pipe fire sprinkler systems.
2. The design, modification, and installation of new and/or existing fire sprinkler heads for lease space layout.

If the tenant adds supplemental air handling units to the lease space, the tenant must install duct-mounted smoke detectors (where required) on the supplemental air handling units. The duct smoke detectors must be connected to the building's fire alarm system. If the supplemental air handling unit has a design capacity over 2000 CFM, smoke detectors must be installed in the air handling unit or the space served by the supplemental air handling unit must be protected by area smoke detectors connected to the building fire alarm system.

3.6.2 Base Building

The base building will provide fire protection and detection devices in throughout the terminal building common public areas and the FOH transaction counter areas. Fire alarm and strobes, detection devices, and fire extinguishers in the common public areas and transaction areas are part of the base building scope.

3.6.3 Tenant Improvement

The tenant will provide the engineering design, modification, and installation of the fire alarm system, which must be compatible with the terminal building fire alarm system.

In general, the BOH leasehold area fire protection system should include: the design, addition, or extension of, fire protection, alarm system, strobes, and smoke detection devices.

Tenant fire alarm system must be an extension of the terminal building system. Sprinkler heads shall be recessed, and the color of the sprinkler covers must match in color with the adjacent ceiling.

Lease spaces are not independent fire protection zones. Fire protection zones are based on column locations, and several leases may be in the same fire protection zone.
The tenant is responsible for maintaining applicable fire rated partitions and penetrations, walls, roofs, floors, and ceilings along tenant lease lines.

The tenant is responsible for complying with Fire Protection and Life Safety requirements as related to strobe and speaker locations within BOH leasehold areas. The speakers are connected to DFW's Public Address and Voice Evacuation (PAVE) system. The strobes are connected to the terminal building fire alarm system. The strobes must be compatible and synchronized with the strobes throughout the terminal and be labeled "ALERT."

Smoke Control

The base building will provide a networked, fully addressable fire alarm and voice evacuation system tied into the terminal master system. The voice evacuation system uses a combination of speakers from DFW's Public Address and Voice Evacuation (PAVE) system, and visual notification (strobes) from the building's fire alarm system operating as one system. The speaker and strobe coverage must be in accordance with NFPA 72 and the DFW Design Criteria Manual.

The tenant contractor is responsible for installing required new devices and modifying the location of existing devices, wiring, conduit and other required features within their lease space. All connections to the building's fire alarm system are to be coordinated through the DFW Fire Marshal's office and ITS Life Safety personnel and will be handled on a case-by-case basis through the DFW Fire Marshal. The same fire alarm vendor/installer used for the base system must be used (Honeywell). The fire alarm devices must be compatible with the base system and installed on the base system loops.

Initiating devices will be zoned to correspond with automatic sprinkler and fire alarm.

The tenant is responsible for locating speakers and visual notification devices (strobes) as required by the current edition of the International Fire Code (IFC) and National Fire Protection Association (NFPA) standards at their storefront and inside the lease space. Speakers and visual notification devices cannot be mounted to the Neutral Frames or to the tenant storefront glazing. Note that horn and horn/strobes will not work in Mass Notification Events.

In addition, tenant sound systems including televisions must mute upon command of the building fire alarm system so that voice evacuation or other egress messages are intelligible.

Automatic Sprinkler

Sprinklers should be installed based on current building codes for the tenant's occupancy class but no less than 0.15 gpm/s.f. over 1,500 s.f. and a maximum spacing of 130 s.f./sprinkler. The sprinkler system must be coordinated with the main system.

The existing airport fire sprinkler system must be supplemented by tenant to comply with code classification for its occupancy and adjacency.

Strobes and Speakers

The tenant is responsible for complying with Fire Protection and Life Safety requirements as related to strobe and speaker locations at their storefront and inside the lease space. Strobe lights and speakers cannot be mounted to the Neutral Frames or to the storefront glazing. The speakers are connected to DFW's Public Address and Voice Evacuation (PAVE) system. The strobes are connected to the terminal's fire alarm system. The strobes must be compatible and synchronized with the strobes throughout the terminal and be labeled "ALERT."

Emergency Lighting

Emergency lighting and exit signage are required throughout the tenant space in accordance with the current adopted edition of the International Building Code (IBC). Tenant must provide battery packs for required exit sign(s) and egress lighting. Additionally, emergency and stand-by power will be provided for all fire and life safety systems, per the current adopted edition of the IBC.

Means of Egress

The occupant load for tenant spaces, and the required number and location of exits should be determined by using current and applicable building codes.

Interior Finishes

Interior finishes must meet all applicable flame spread ratings as prescribed in the current codes adopted by DFW International Airport.

3.0 TENANT COUNTER AREAS

3.7 Security

3.7.1 General

All tenants are required to provide a means of securing the leasehold during non-operational hours. This requirement is for any walled or enclosed spaces within the leasehold.

3.7.2 Base Building

The base building will provide airport security cameras and PAVE system in the FOH areas and common public areas. BOH offices will have no airport security cameras. Tenants do not have access to the airport security camera data.

3.7.3 Tenant Improvement

The tenant is responsible for implementing any proprietary security cameras or system and establishing connectivity to individual proprietary network. Implementing proprietary security cameras in the ceiling above the transaction counters is allowable within the limits of each individual leasehold area.

Access to the metal ceiling soffit above the transactions counters is allowable to install security equipment and cabling. Any modification, damage, or installation blemishes to the ceiling is the responsibility of the tenant to address. Ceiling material must match the material as specified in Section 3.3 Tenant Construction & Finishes.

For temporary kiosks and unwalled tenant spaces must install a self-contained closing system or install integrated closers on all fixtures in areas without a method of security.

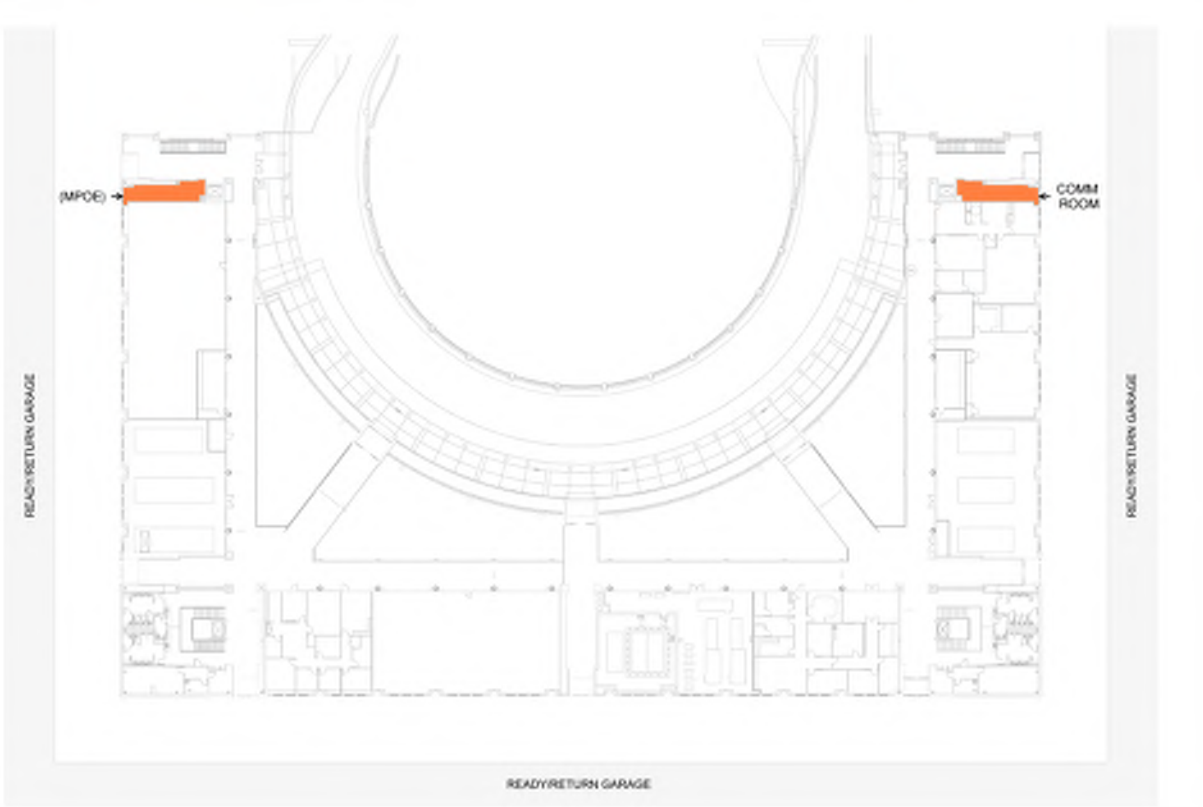
Fire Department access requires that all doors and accesses be keyed for admittance in the event of an emergency. The tenant must furnish cores with keys that match the DFW's master key system.

3.0 TENANT COUNTER AREAS

3.8 Communications & IT

3.8.1 Base building - Infrastructure

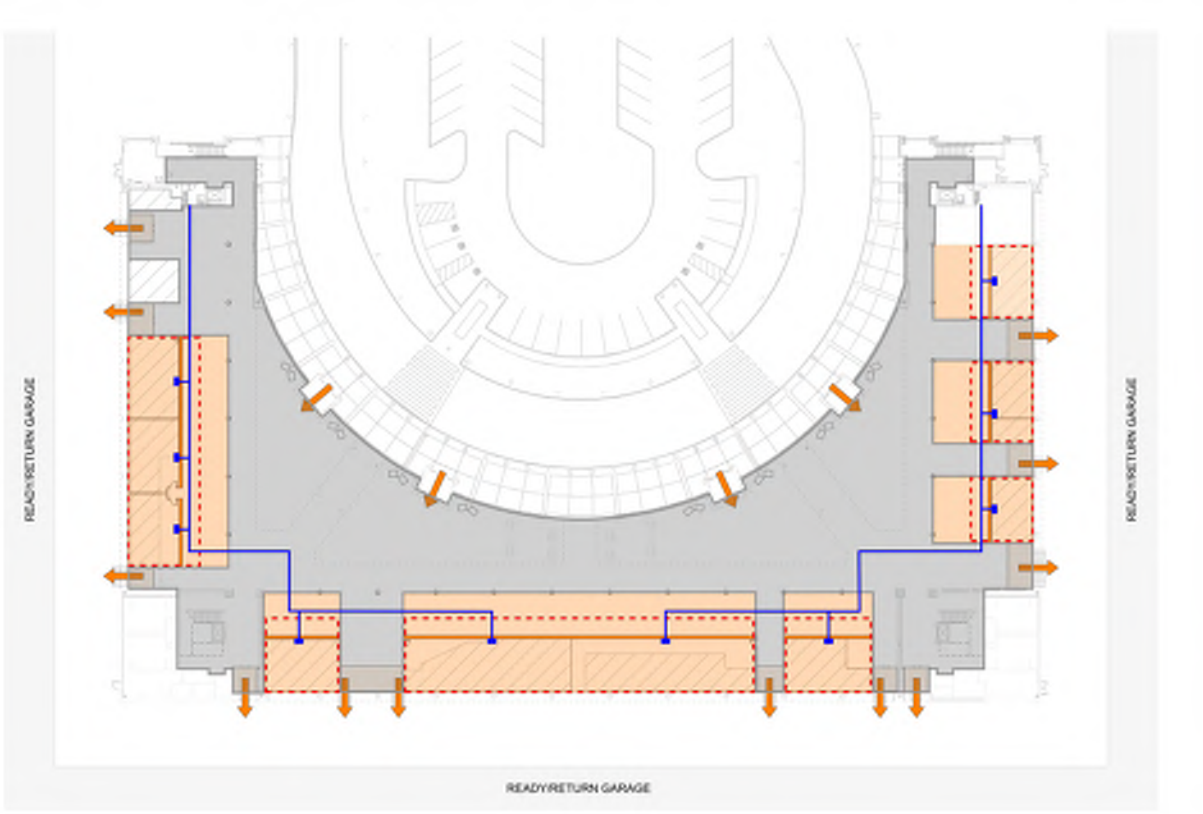
1. The base building provides primary communications and data connectivity via primary communication room demark.
2. Maintenance of primary connectivity is by DFW ITS department.
3. Base building is to provide communication backbone, copper and fiber, to Tenant Demark Panels (TDP) from MPOE.
4. ITS Infrastructure department is the Point of Contact (POC) for tenant and their service providers to have access to the comm room.



Main Point of Entry (MPOE) and second level south COMM room

3.8.2 Tenant - Demark Locations

1. Tenant improvements include media wiring from tenant panel to service provider distribution panel, service equipment, end devices, and device wiring within tenant lease space.
2. The tenant will be responsible for their proprietary server and cabling from the primary demark location to their BOH and transaction counter locations.
3. Maintenance of BOH and transaction counter connectivity is the tenant responsibility.



Tenant BOH demark locations plan example

3.8.3 Maintenance

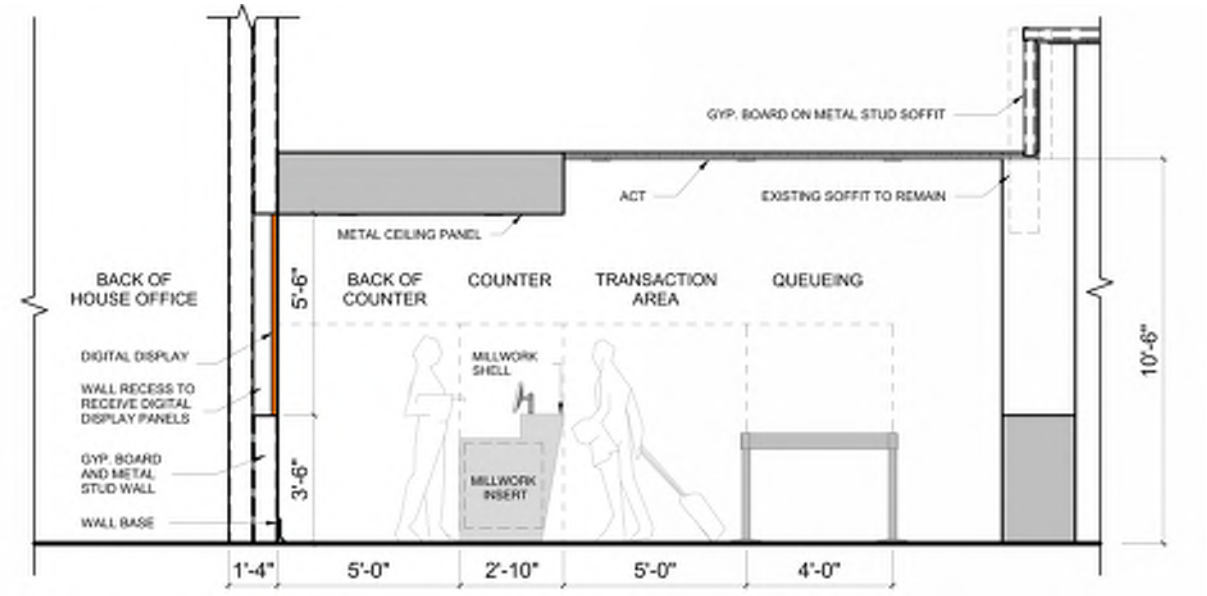
1. The base building will be providing tenant spaces with a communications service backbone, copper and fiber, and a service demark panel located within each BOH space for tenant use only.
2. The base building will provide tenant spaces with a communications service backbone, copper and fiber, and a service demark panel located within each BOH space for tenant use only.
   Base building maintenance of communication infrastructure will entail:
   Pathways and cabling from the primary demark locations to the tenant demark panel at each BOH location.
   The service demark panel is the property of DFW and must not be altered by the tenant, apart from installing cable connections.
3. The tenants are responsible for maintaining proprietary cabling and pathways to and from new devices within their leasehold limits.
   Each tenant will be responsible for procuring phone/data/cctv service, including connectivity infrastructure and installation, as required, through the DFW ITS department managed service provider.
   Tenants also have the option to procure their own service provider and must coordinate with DFW ITS department when maintenance is required.

3.0 TENANT COUNTER AREAS

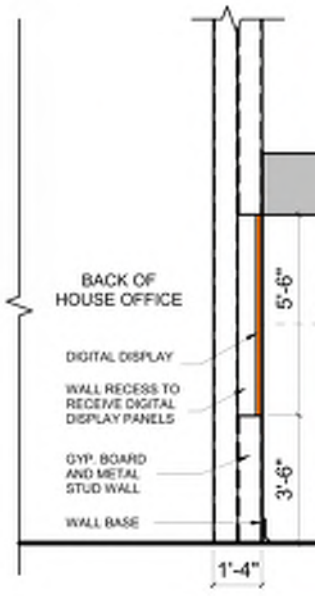
3.9 Digital Display Wall

3.9.1 Display Equipment

The Digital display wall is the back wall of the transaction area which consists of a continuous video surface that will display RAC brands various content and offers flexibility with periodic reallocations or branding changes.



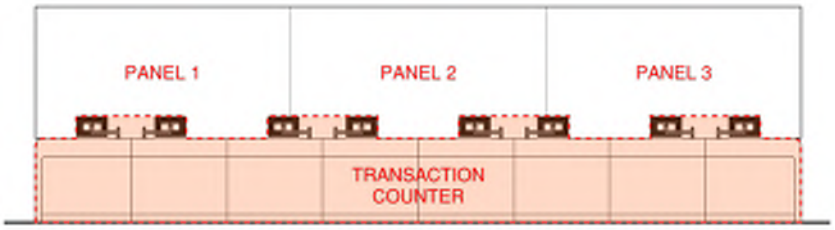
Section through transaction area



Wall section of digital display location

The back wall construction which is provided by the base building will consist of the structure, electrical power and data networking to accommodate the video technology system.

1. brand/type: LG LED All-in-One LAEC Series
2. screen dimensions 118.3" x 66.6" x 2.8"
3. modules per screen 12w x 6h total 72
4. sound will not be available with display
5. display per tenant will align with allocated counter length



Dynamic digital display example

3.9.2 System Access

1. All digital content will require submittal to DFW Concessions for approval.
2. Submitted content must be submitted 72 hours prior to update.

3.9.3 Protocol for Content Updates

1. Tenant access to the digital display system is limited to a web-based portal, that will be used to update/change their pre-approved digital content.
2. The frequency of digital content updates is determined by the tenant.

3.9.4 System Infrastructure

The digital display system will be connected to and access via the airport network. Data and power for the display system is provided by the base building. Reference section 3.8 Communications and IT for airport and Tenant Demark locations.

3.9.5 System Maintenance

1. The digital display system will be maintained by the base building ITS department.
2. In the event of servicing needs or system outages the tenants will notify the Integrated Operations Center (IOC).
3. Servicing and maintenance will address LED module replacements, damage to the panels, software updates, network or power outages.
4. Frequency of maintenance is determined by the base building ITS department.

3.9.6 Display Content

DFW has contracted with the airports digital content manager to develop and maintain display content for common digital display wall. The airports digital content manager is responsible for gathering content requirements from all car rental brands and DFW, comprising 12 rounds of design, collaboration, reviews, approvals, and content development. The service provided by the digital content manager will enable various rental brands to transition to the appropriate brand in their respective areas. It also includes the management of car rental content and conduct, defining the parameters of what rental companies can display and what constitutes an upgrade. A content communication design architecture will be established to integrate 12 brands and the DFW brand into a consistent aesthetic. Emphasis will be placed on passenger-centric visual clarity of the digital signage. Unique content spheres will be designed and produced for each car brand and DFW, incorporating features like real-time car counters, station IDs, dynamic backgrounds, and custom QR codes. Additionally, communication widgets will be designed for flexible text display and emergency messaging for each brand.

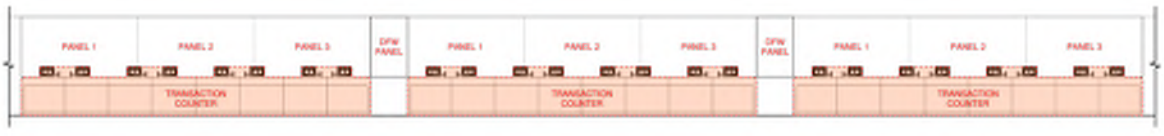
There will be two content typologies developed by the airports digital content manager:

Car Rental Company Typology

1. logo, station ID, Ad space, dynamic field
2. logo, Ad space, dynamic field
3. banding animation take over
4. logo, station ID, Ad space-large

Airport Typology

1. active car rental service company
2. non-active car rental service company
3. non-active car rental service company with passenger information
4. emergency messaging



Continuous digital display wall example

3.0 TENANT COUNTER AREAS

3.10 Interim Construction Conditions

3.10.1 General

Reallocation of the Exclusive Premises at the Rental Car Center (RCC) is a contractual mandate per the concessions lease agreement with the rental car companies. In the event that it is required to realign the lease lines, realignment requires the following:

- FOH demising wall modifications
- FOH customer service area modifications
- FOH tenant counter shell fit outs
- BOH demising wall modifications

The construction to implement reallocation will require tenants to set up respective interim customer service and transaction counter operations. This section clarifies the tenant responsibilities and guidelines for implementing interim counter operations.

3.10.2 Base Building

The infrastructure necessary for interim counter operations base building scope will address the following:

- temporary construction walls
- temporary wayfinding signage
- temporary power and data
- guidelines for temporary counter/kiosks

3.10.3 Tenant Improvement

Tenants will be responsible for the costs, scheduling, and compliance to the guidelines to implement their respective interim counter operations in the common public area of the terminal building.
tenant scope requires the following:

- temporary counter/kiosks
- temporary branding signage
- stanchions and stanchion topper signage

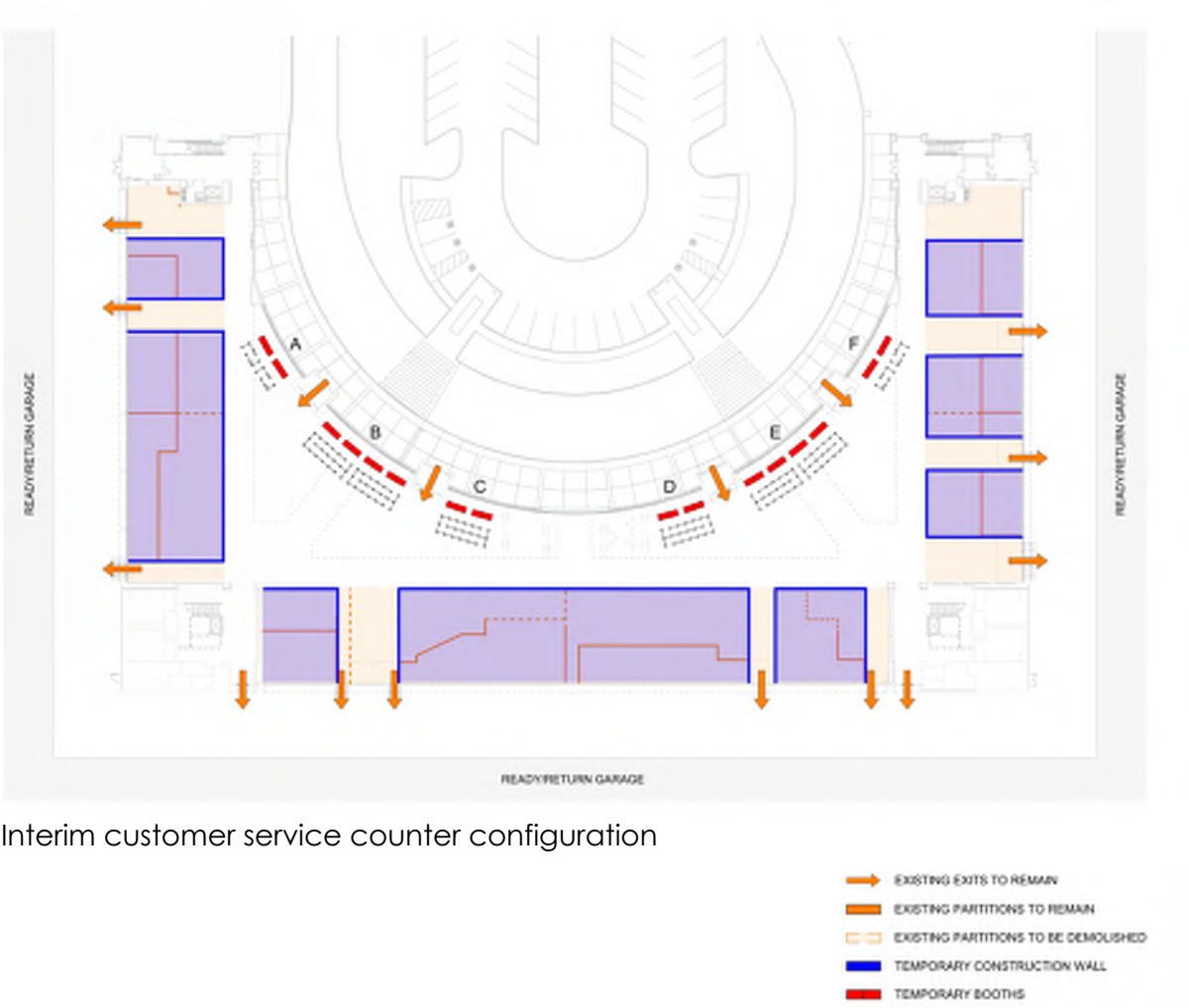
3.10.4 Temporary Customer Service Counters

Prior to closing off tenant areas for demolition and erecting temporary constructing walls temporary customer transaction counters will be mobilized in the lobby area of the facility. The locations available for interim FOH customer service facilities are strategically configured to mitigate impact on the level of rental car customer service.

Interim electrical and data infrastructure is required to facilitate interim counter locations.

Interim BOH locations are anticipated to be a combination of trailers in the ready/return garage, level one garage areas and at level two of the terminal building.

Tenants will implement interim counter operations in the common public area of the terminal building.

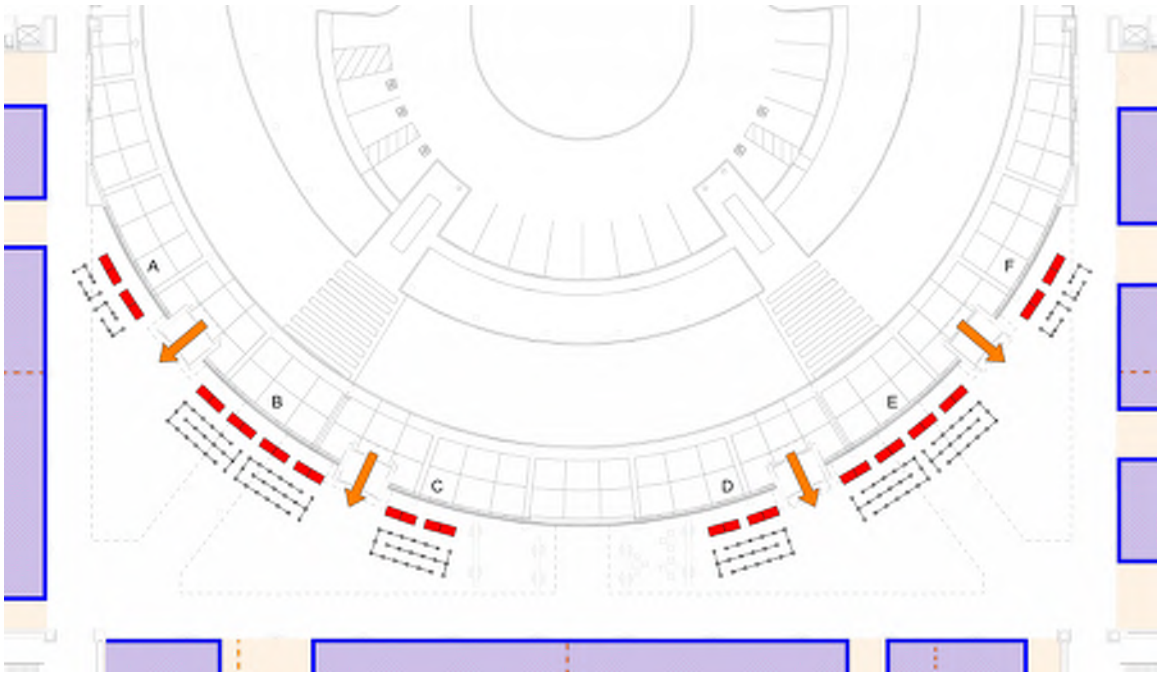


Interim customer service counter configuration

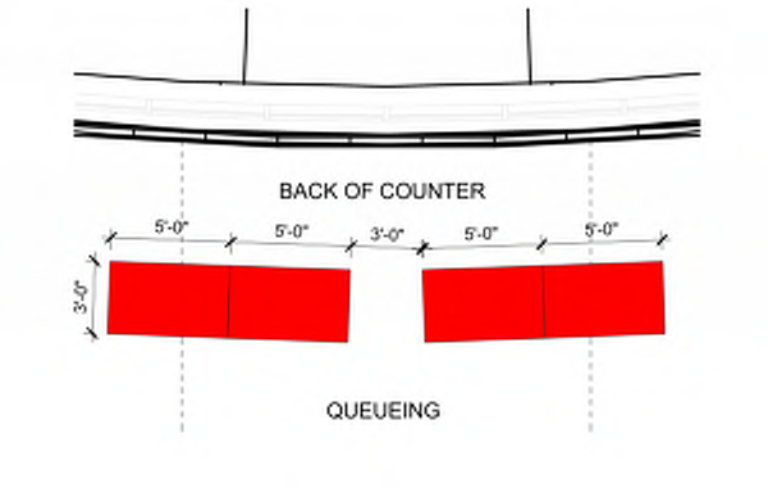
3.10.5 Temporary Counter/Kiosk

Temporary Counter/kiosk Layout and detail are indicated below:

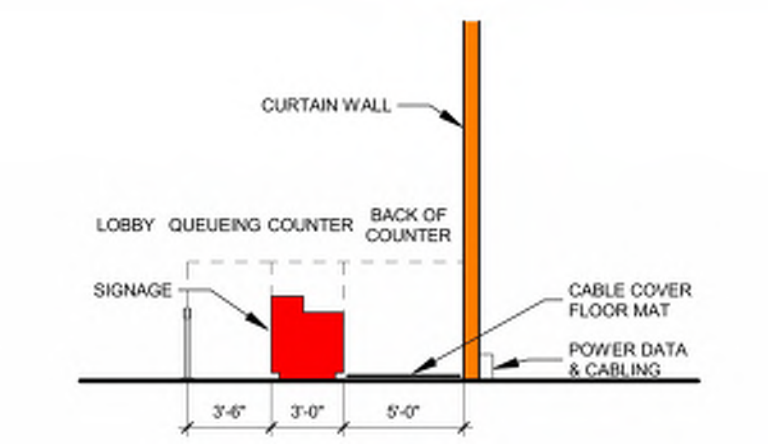
Overall view of temporary kiosk operation



Overall temporary kiosk enlarged plan



Temporary kiosk plan layout detail at curtain wall



Temporary kiosk section at curtain wall

Temporary Counter/Kiosk Type:
Tenants are responsible for buying or building all temporary counters. All counters shall comply with the detail information and dimension criteria. Branding is allowed in the front face of the counter.

Temporary Counter Design Requirements:
Counters must be set up according to the prescribed layout plan to provide adequate circulation and queueing space. The design should require customer queueing to be parallel to the storefront and not perpendicular to the common public area.
Counter units must meet TAS/ADA Accessibility requirements.
All counters and back walls visible to the public are to be restricted to durable, non-porous, easily cleanable materials.
Counter front and countertop materials are limited to the following:

a. plastic laminates
b. metal
c. solid surface materials

The following materials are not permitted for the counter front and countertop:

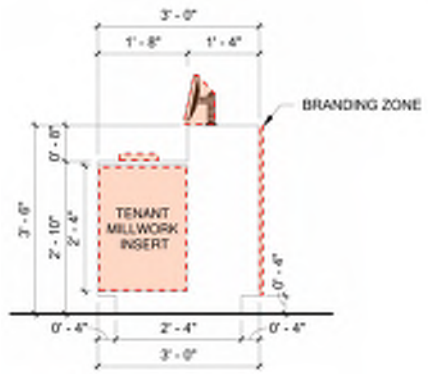
a. simulated natural products
b. glass
c. wood and wood veneers

However, high impact laminates may be allowed at counter fronts subject to DFW Concessions approval.

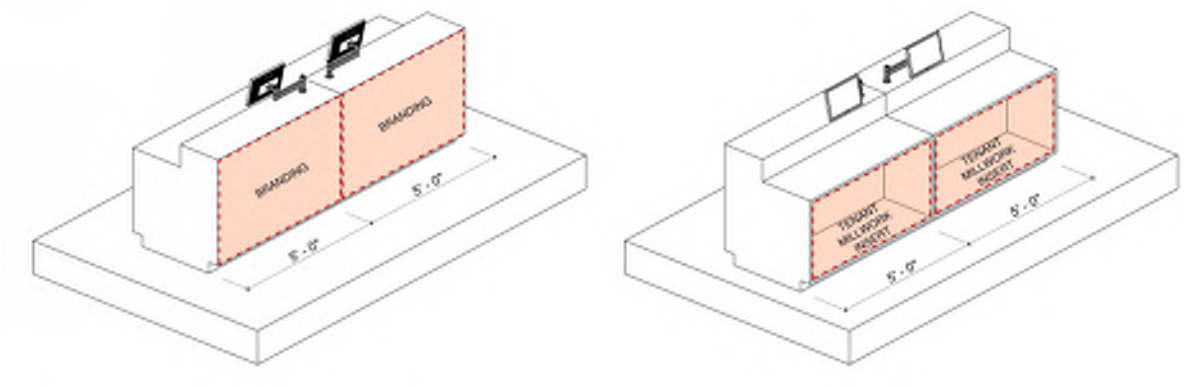
The below details are for dimensional reference. All work shall comply with ADA, Airport, and all applicable codes.

All counter fronts are to have a 4" high recessed toe space by 4" deep. The face of this base should be covered in the same material as the adjacent floor or other durable material.

Trash receptacles for customer use must be concealed or built into the counter millwork.



Temporary counter shell module – tenant scope items

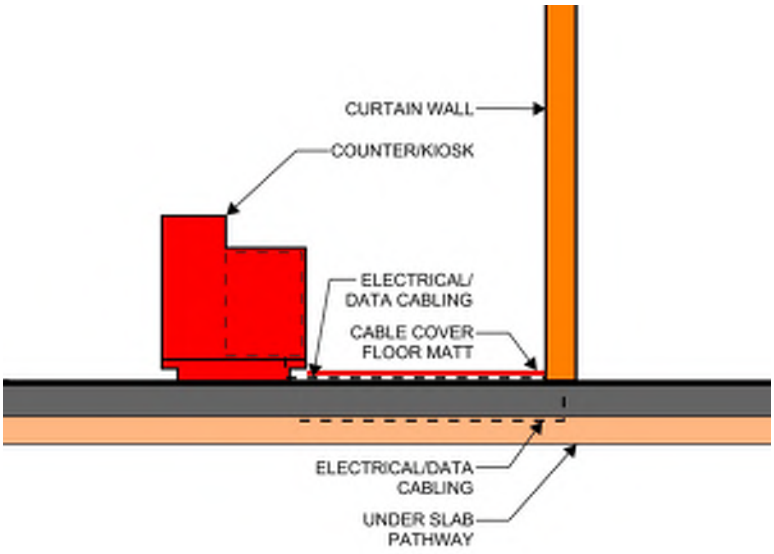


CUSTOMER VIEW RAC EMPLOYEE VIEW

Temporary counter shell module

3.10.6 Temporary Data/Electrical

The tenant is responsible for data and electrical cabling to respective temporary pathways under the floor at Level 1 and through curtainwall mullions as they align with each respective counter location.

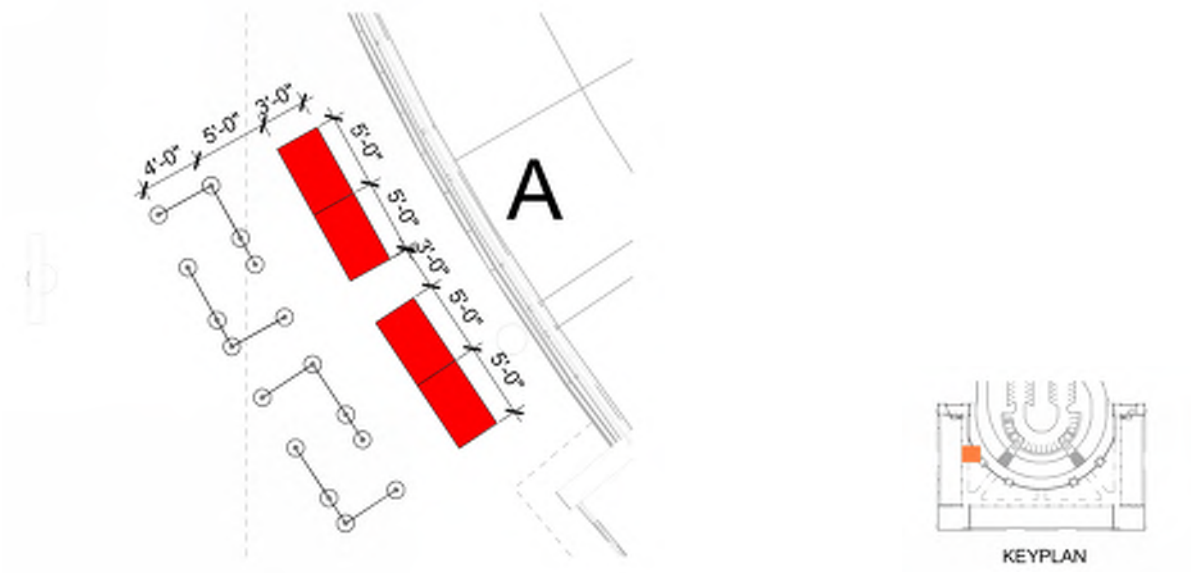


Temporary electrical and data cabling path detail

3.10.7 Temporary Stanchion Locations

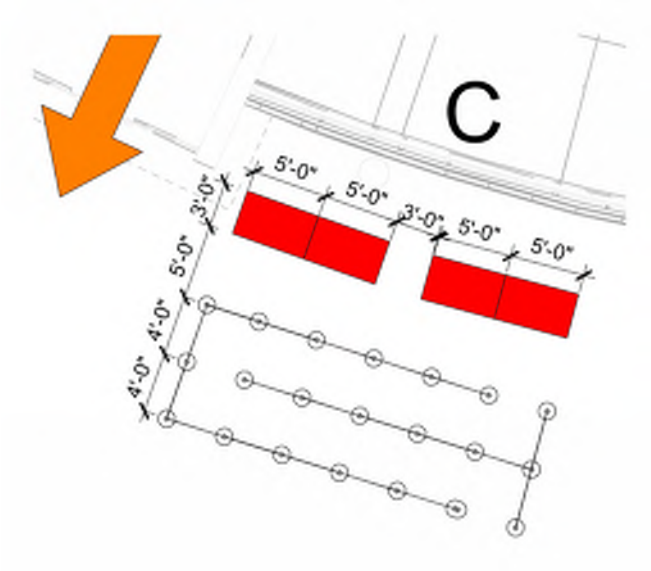
Stanchions that adhere to Section 3.5 Signage of this document are allowable for use during interim operations. Stanchion locations are allowable as prescribed by the temporary stanchion configuration exhibit.

Stanchions are to align with each temporary kiosk and not to encroach upon the general circulation areas of the common public area.

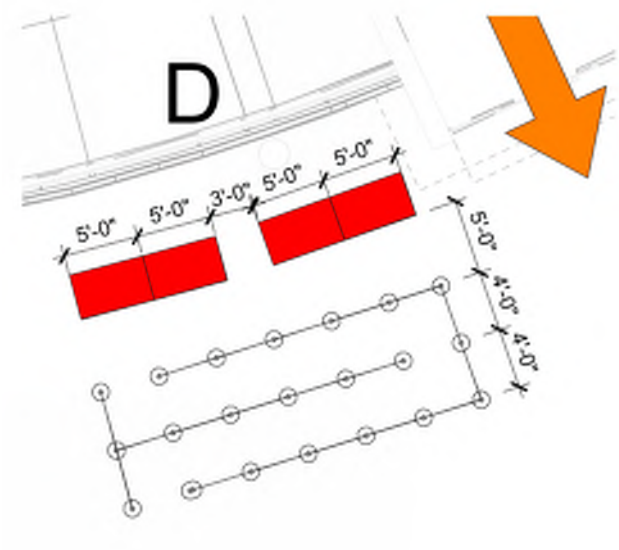


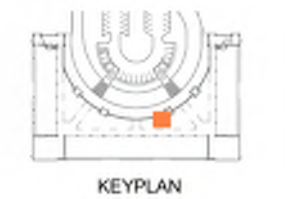
Temporary stanchion configuration - part A

Temporary stanchion configuration - part B

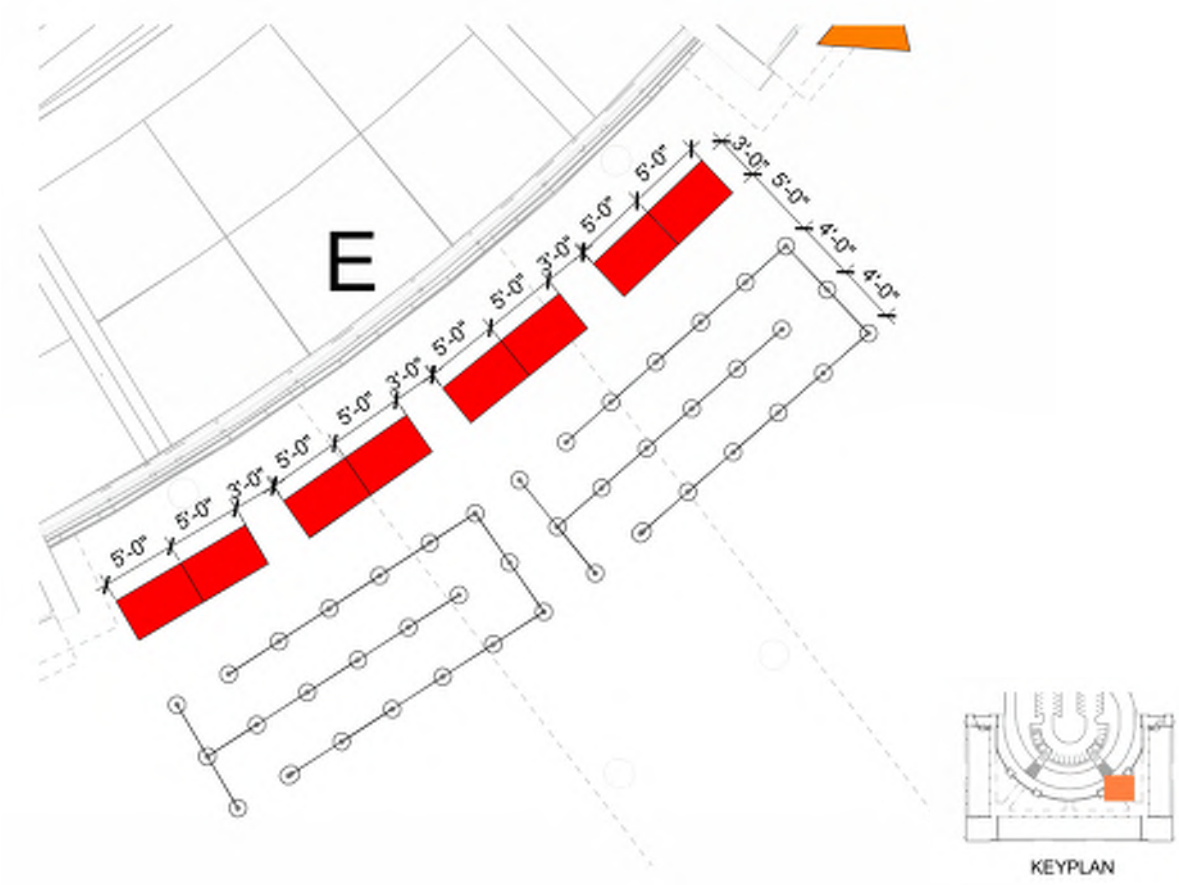


Temporary stanchion configuration - part C

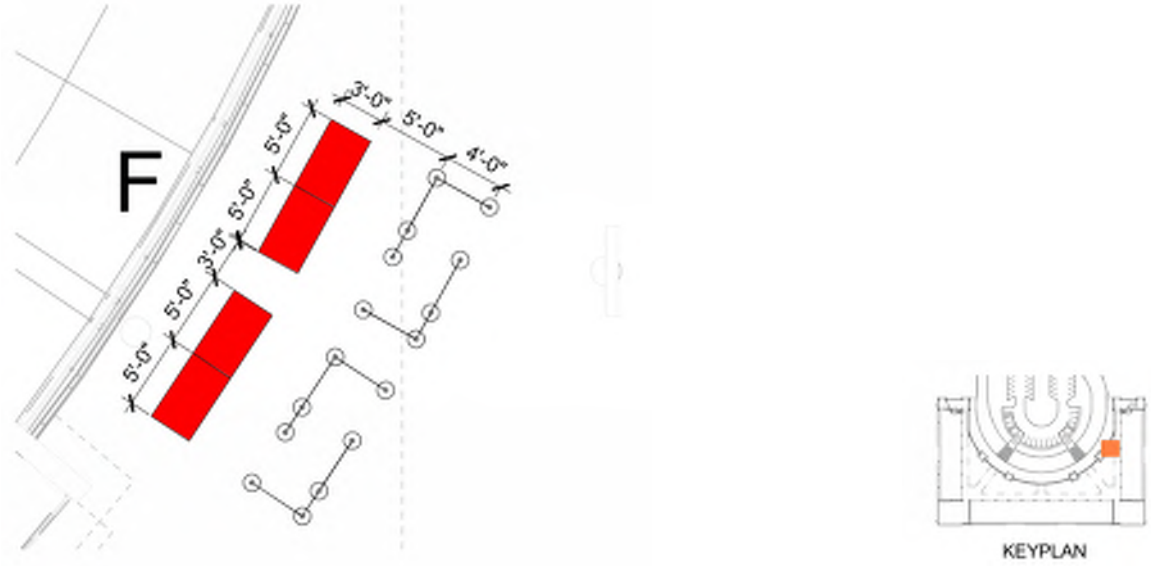




Temporary stanchion configuration - part D



Temporary stanchion configuration - part E



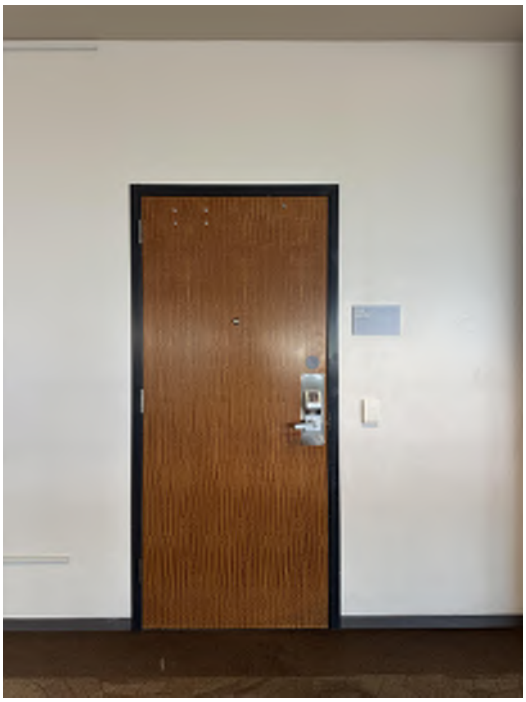
Temporary stanchion configuration - part F

4.0 UPPER LEVEL LEASE SPACE

4.1 Tenant Areas

4.1.1 Doors

Doors that are visible to the public shall be made of sapele veneer or an approved acceptable alternate. The doorframes shall be painted black to match the existing frames in the building.



Tenant office door

4.1.2 Hardware

Door hardware shall be lever style, brushed stainless steel, mortised with the" best" cylinder and coordinated with the airport. If the tenant installs a coded lock, the code number will need to be noted in the fire department key box.

4.1.3 Ceiling

No exposed structure is allowed.

4.1.4 Lighting

Lighting as approved by DFW Concessions.

4.1.5 Finishes

Base

All base utilized within the tenant space shall be Airport approved 2 ½" or 4" high.

4.1.6 Demising Walls

Insulation is required in demising walls between tenants to provide adequate sound attenuation.

4.1.7 Exterior Walls

The existing ½" reveal around windows and the existing drapery pocket shall remain. If window-shading devices are desired, tenants will be required to install 1" clear aluminum finish or gray horizontal blinds. Blinds must be installed within the mullion frame and cannot be installed on the outside of the window frame.

Drapery condition

Window

Window reveal

4.1.8 Room Signage

Each door must be numbered following the building standard numbering system. The tenant's name can also be added. However, the tenant "use" for the room shall not be displayed. Signage must adhere to ADA guidelines.

Room identification sign

4.1.9 HVAC

The finish color of the HVAC vents shall be tenant preference. The tenant-installed thermostat shall be an extension of the building system.

4.1.10 Fire Protection / Detection Equipment

Tenant fire alarms must be an extension of the building system.

4.1.11 Condensate Drain

For sinks and dispensers, tenants must install a drain for waste going to the sewer system. Auxiliary pumps are prohibited.

5.0 GARAGE ENHANCEMENTS

5.1 General

Tenant terminology on all signage must be coordinated with the Airport-wide directional terminology (example: "Buses to Terminals"). The letter height on all signage must comply with ADA guidelines for the signage type.

5.1.1 Preferred Customer Kiosk – Lower Level

At the Lower Level, the tenant has the option of building a preferred customer kiosk. The design and size of the kiosk will be subject to Airport approval. Tenants are encouraged to be creative with their design. All signage, furniture, and kiosks must be within the lease space of the parking assignment. Signage on the kiosks will be restricted to maximum 12" in height.

Temporary promotional banners are prohibited, and all promotional signage must be placed in stanchions or a wall mounted frame. Supplemental signage is allowed if necessary and approved by the Building Manager.

Lower level customer kiosk

5.1.2 Kiosks – Upper and Lower Levels

On the lower level, manned kiosks may be provided to control the entry/exit from their secured garage assignment. These kiosks must comply with the established project standard; a pre-engineered, relocatable kiosk manufactured by BIG Enterprises, Inc. The rectangular 5'-6" x 8'- 0" unit shall have butt-glazed corners, be white in color, and have an 18" high sign band at the top. The sign band can be a tenant color; however, the maximum letter height of the tenant's name and logo shall be 12". Portable guard booths are prohibited.

Lower level exit and kiosk

Lower level kiosk

On the upper level, kiosks will be required to accommodate the car return process and tenants may want manned kiosks to control the entry/exit from their secured garage assignment. These kiosks shall comply with the established project standard; a pre-engineered, relocatable kiosk manufactured by BIG Enterprises, Inc. The rectangular 5'-6" x 8'-0" unit shall have butt-glazed corners, be white in color, and have an 18" high sign band at the top. The entire sign band can be a tenant color; however, the maximum letter height of the tenant's name and logo shall be 12". Larger units shall be allowed but must comply with the general appearance and features of the project standard. Portable guard booths or check-in counters are prohibited.

5.1.3 Barricades and Bollards

Barricades and bollards shall match the current building standard. Tenants will be prohibited from adding different bollards or barriers to their parking areas.

Eight-foot concrete barricade

Two-foot concrete barricade

Bollard

5.1.4 Vehicular Control System/Tiger Teeth/Gate Arms

All tiger teeth shall be surface mounted. Tenants must note that the garage deck is post tensioned. Therefore, all penetrations must be verified with x-ray.

Upper level entry control system

Upper level exit control system

5.1.5 Lane Indicators

Tenants are permitted to install electronic or static lane indicators. The tenant will be responsible for all power connections associated with the installation.

Lower level lane indicator

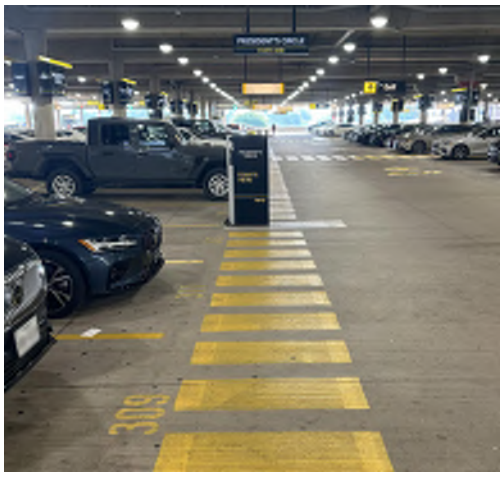
5.1.6 Striping/Wheel Stops

To facilitate the future reassignment of parking spaces, the garage parking areas will be generically striped and numbered. However, each tenant may require some additional pavement markings or parking labeling to a accommodate its specific operations. These additional markings are permitted. However, the tenant will be responsible for removing any painted graphics prior to moving or ending the lease with the Airport. General directional signage to support the general circulation will be provided by the Common Building using the established design standards. To clarify each tenant's specific operation, the tenant can install temporary and/or permanent traffic circulation devices. All added devices will need to be removed at the termination of the lease.

Exit striping

5.1.7 General Lighting

Any signage or devices installed by the tenant must not block or affect the building lighting. General lighting provided by the building is needed to provide even and adequate illumination and must be kept unobstructed.



General lighting

5.1.8 Trash Cans

Exterior trash cans must be constructed from a durable and substantial material. Soft plastic trash cans are prohibited. Trash cans must have a closed top. The Building Manager must approve trash cans and furniture.

Ready/return garage trash can

5.1.9 CCTV Cameras

CCTV cameras are allowed within the tenant lease space. All data and communications conduit and connections will be the responsibility of the tenant and installed in compliance with the routing master plan. Any re-routing required during reallocation of the garage space shall be the responsibility and the control of the tenant.

CCTV cameras

5.0 GARAGE ENHANCEMENTS

5.2 Free Standing Signs

5.2.1 Upper Level Return Entry

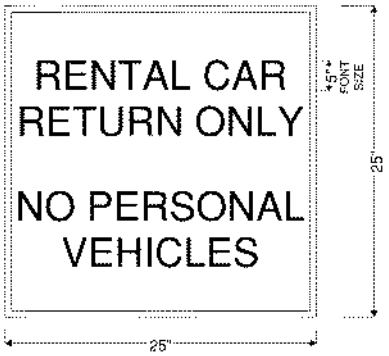
At the public return entry, each tenant will be allowed to have one sign per assignment. The sign shall be located at the entry and will be provided by the airport. The sign will include a 6" black arrow and a 5 ½" black band with white lettering. The maximum font height is 3 ½" and shall be Helvetica font. The tenant name will be displayed on both sides of the sign.

Return entry sign


Upper level return entry lane

5.2.2 "Rental Car Return Only - No Personal Vehicles" Sign

One "Rental Car Return Only - No Personal Vehicles" sign will be allowed at the return entry. The standard size for the "Rental Car Return Only - No Personal Vehicles" sign is 25"x25" and maximum font height shall be 5". New signs deviating from this sign type standard must be submitted for approval.



Standard "Return car rental only - No personal vehicles" sign size

5.2.3 Temporary Signage

Temporary signage to direct traffic is acceptable but must be professionally fabricated for its purpose. The airport must approve all signs.

Temporary brand sign

Temporary express sign

5.2.4 Temporary Improvements

All tenant improvements must be within the lease area and professionally fabricated. The lease area on the upper level stops at the face of the curb.

Upper level lease area and curb condition

5.0 GARAGE ENHANCEMENTS

5.3 Lower Level Signage

5.3.1 Courtyard

There shall be a cable-mounted sign that will be located in the courtyard outside the tenant vestibule. The letter height is 7". The color of the text shall be black, Helvetica font with upper and lower case. The text must be centered both vertically and horizontally within the sign panel. The sign must be tightly attached with cable.

Courtyard canopy

5.3.2 Circulation

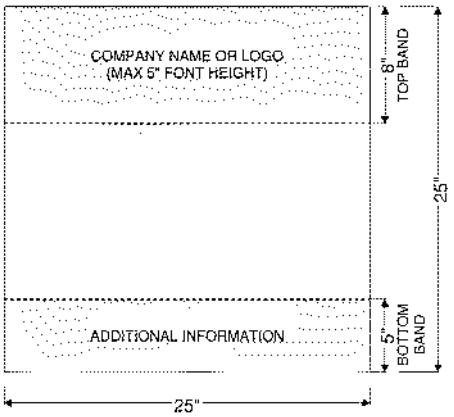
The standard for circulation signs or "Exit" signs is a black sign face with a brushed aluminum back plate. Tenants shall use this design standard when adding directional signage to their lease areas. Internal illuminated signs are encouraged, when not available reflective graphics are recommended.

Exit sign

Illuminated exit sign

5.3.3 Sign Pans

The standard size for parking space identifier sign pans is 25"x 25". The sign pan will have an 8" top band, which can be used to include the tenant's name or logo. Text in the top band shall be a maximum of 5" in height. A 5" bottom band can be used for the tenant's preferred program or for additional directional signage.



Standard identifier sign size

Existing identifier sign

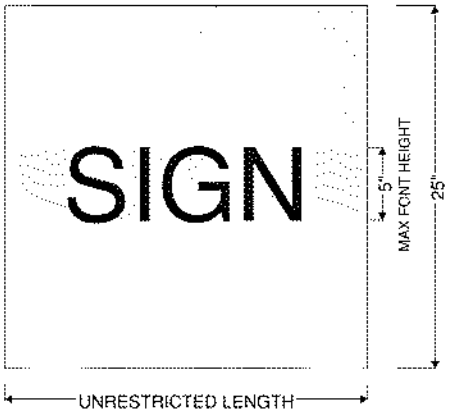
5.3.4 Row Designator Sign on Leading Column

The tenant may install row designators on the leading columns of their parking area. The sign may have an 8" top band at the top of the sign for tenant name and/or logo. In addition, the sign can have another 8" band at the midpoint of the sign for tenant name and/or logo.

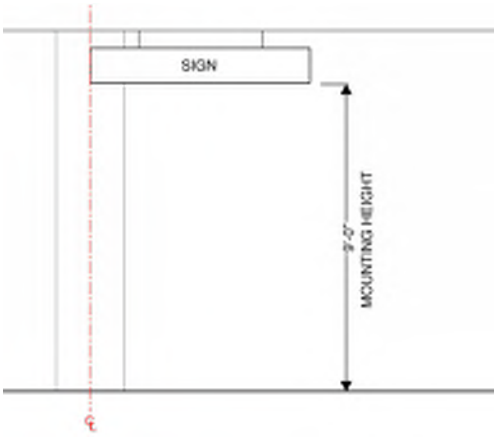
Row designator

5.3.5 Alternative Sign Pan

Custom designed sign pans are acceptable with Airport approval. The bottom of the sign shall be no lower than 9'-0" above the pavement. Maximum font height shall be 5" and maximum overall sign height shall be 25". The width of the sign is unrestricted; however, it must not obstruct the garage general lighting. The sign must stop prior to the outside face of the perimeter columns.



Standard alternative sign size



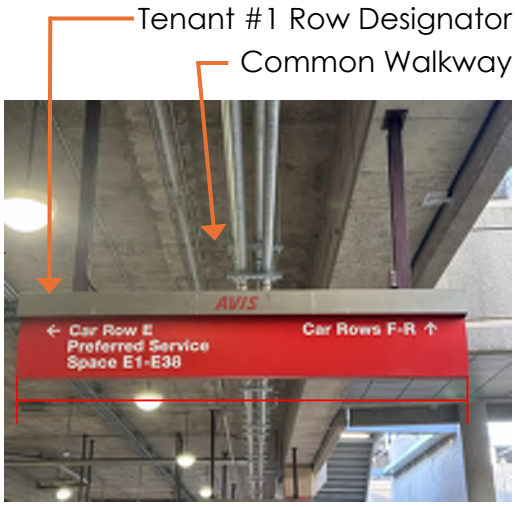
Sign mounting height elevation

Sign must stop prior to the outside face of the perimeter column

Alternative signs

5.3.6 Alternative Row Designator

If the sign is hung over the common walk, then the signage must accommodate other tenant's wayfinding. The maximum sign height is 25" and the bottom of the sign must be a minimum of 9'-0" above the finished floor. Font height maximum is 5".



Alternative row designator sign

Return row designator sign

5.3.7 Illuminated Signage

Illuminated signs at the exit booths are permitted. The signs will be the responsibility of the Tenant and must be approved by the Airport.

Illuminated sign

5.0 GARAGE ENHANCEMENTS

5.4 Upper Level Signage

Large tenant identifier signage will be allowed in only one bay per assignment. The sign shall be located in the first row of the garage canopy. No other tenant signage will be permitted in the first row of the garage canopy. The height of the sign must match with the existing tenants' signs. The tenants have the option to have the sign box and font a color of their choice.

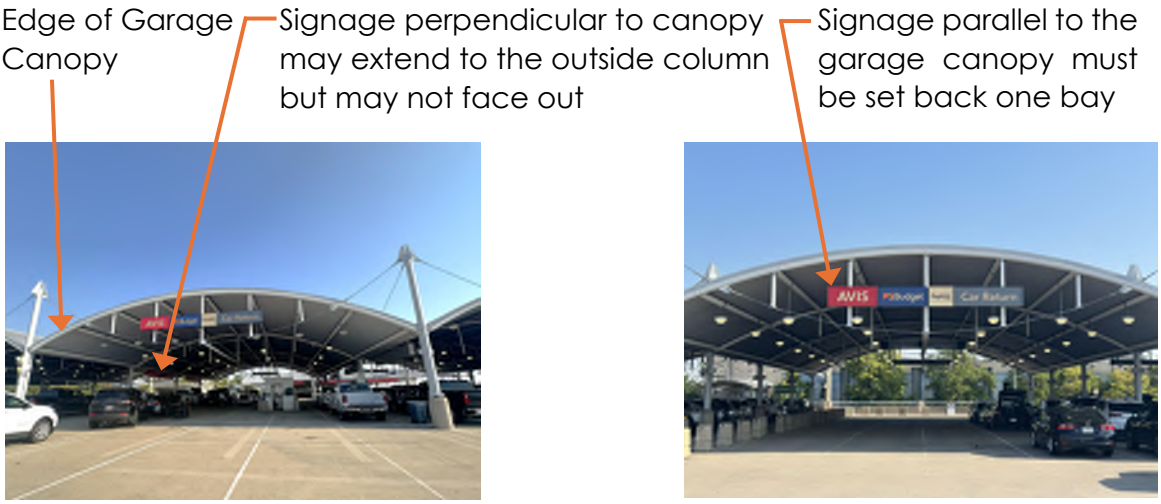
Upper level tenant return identifier signs

5.4.1 Secondary Overhead Signage

Secondary overhead signage must be one bay back on the garage canopy with a maximum font height of 12". All wiring must be concealed. Signage which is perpendicular to the canopy can extend to the furthest column, but if it is parallel to canopy, it must be located one bay back.

This sign will remain the responsibility of the Tenant, including fabrication and relocation. A minimum of 9'-6" mounting height above the pavement must be maintained.

All tenant improvements must be within the assignment.



Upper level tenant return areas

5.4.2 Signage Under Canopy

The text portion of the sign can be no lower than 10'-2"above the pavement and no portion of the sign can be lower than 9'-6" above the pavement.

Signs under canopy

6.0 EXCLUSIVE SERVICE SITES

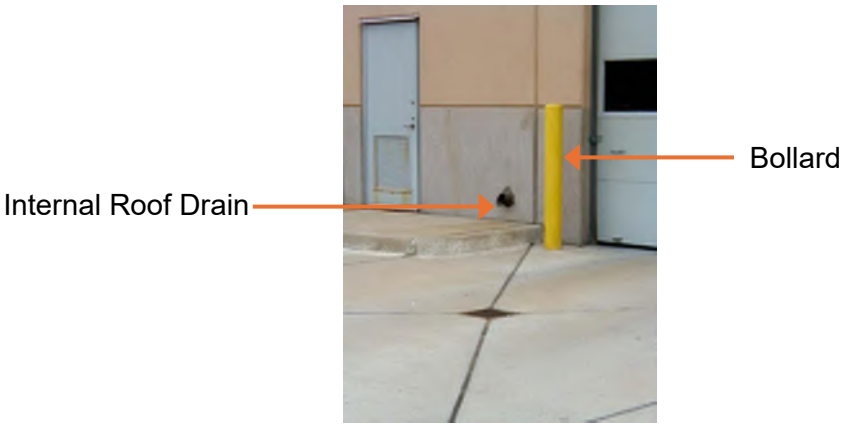
The Tenant shall at all times maintain the Leased Premises, Leasehold Improvements, Trade Fixtures, and other personal property located therein, in a safe, clean, orderly, attractive and first-class condition satisfactory to the Board. The Tenant shall not permit any nuisance, waste or injury to be committed on the Complex. The Tenant shall perform at its own cost all such repairs, maintenance, replacements, and painting. Each rental car tenant will lease a remote exclusive service site, which will contain that tenant's exclusive use service facilities, overflow parking area for rental cars not in service, and employee parking. Each service facility will include administrative offices, car wash, fuel pumps, fuel storage, and maintenance bay. The size of each site and facility will vary in direct proportion to each rental car tenant's market share.

6.1 Massing/General Conditions/General Construction

The building shall be a tilt-up concrete structure with a built up roof on bar joists. The concrete panels will be partially stained to achieve the DFW buff tone, and also shall have some portions sandblasted where the gray concrete is to remain exposed. The roofs shall be sloped to drain internally through roof drains which will penetrate the exterior walls above grade to sheet drain with the pavement to area drains. A metal canopy suspended on steel rods is to be located over the entry and office windows. 12' x 12' steel overhead sectional doors shall be used at the wash bay and maintenance bays. The door and window frames and the exterior doors shall be painted hollow metal.

6.1.1 Bollards

Painted steel bollards consisting of 6" diameter x 42" high x ¼" thick steel pipe filled with 3,000 psi concrete will be utilized throughout the sites as required by code or building official and as needed to adequately protect the building structures from vehicular impact. Bollards shall be located at the sides of the overhead doors, the leading edges of the fuel dispensers, at the outside corners of the buildings, and at each end and in front of the gas meter.



Bollard

6.1.2 Standard Steel Doors and Frames

All exterior doors will be 3'-0" x 7'-0" flush design, 14 gauge, 1-¾ " thick seamless construction with frames of 14 gauge, mitered corners and full welded unit construction. All doors will be provided with 1 ½ pair ball bearing butts, lever handles with 6 pin locksets in brushed stainless steel finish and removable "Best" key cores where applicable. Butts on all exterior doors shall have non-removable pins. Hardware shall be equal to Corbin Russwin with Citation lever handles.

Exterior door

6.1.3 Sectional Overhead Doors

Each of the service bay and wash bay doors will be 12' x 12' insulated sectional doors with a 2' band of ¼" tempered glass vision panels. The service bay doors will be motorized. The wash bay doors will be manually operated. Doors will be clad with 20- gauge steel exterior surface with a gray painted finish. Equal to: Overhead Door Thermacore insulated steel doors, 595 series.

Sectional overhead door

6.1.4 Aluminum Entrances/Storefronts/Windows

All aluminum entrance and storefront frames will be 2 ½" x 5 ¼" sectional extrusions, center glazed and finished in clear anodized aluminum, equal to Vistawall. Storefronts will be glazed with 1" insulated glass, equal to Viracon, and tinted glass VE-40#2. Safety glazing will be provided where required by code or building official. Aluminum entrance doors will be provided with 1" clear insulated glazing and manufacturer's standard hardware.

Storefront

Windows

6.0 EXCLUSIVE SERVICE SITES

6.2 Structure

6.2.1 Foundations

Foundations for all elements shall be straight shaft drilled piers bearing in unweathered gray shale. Top of bearing strata varies between sites (approximately 30 feet below existing grade).

6.2.2 Exterior Walls

The exterior walls shall be painted concrete block, tilt-up concrete panels or other similar type construction. Color to be DFW standard buff colored stained concrete.

6.2.3 Cast In Place Concrete

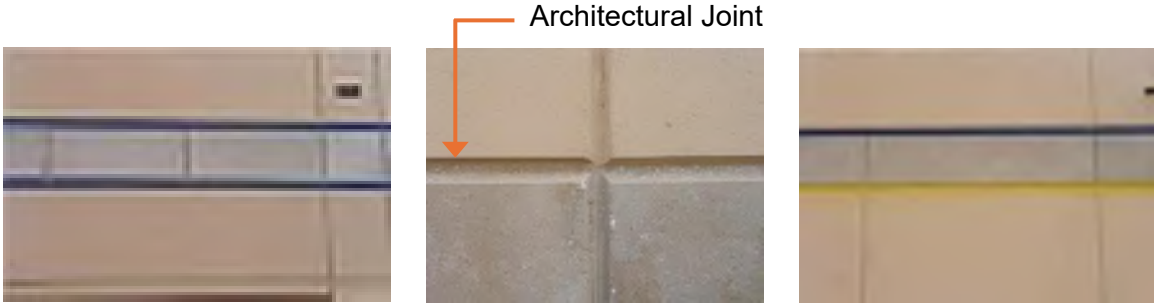
The 3000 psi concrete piers and grade beams shall support a 4000 psi 6-inch slab cast on improved sub grade consisting of 10 feet of water injection and lime stabilized surface and reinforced with #3 bars at 12" o.c.e.w. Larger two-story facilities may have different foundations.

6.2.4 Architectural Concrete

All exposed cast in place concrete will be 4000 psi smooth finish and lightly sandblasted to remain gray and/or coated with a buff-colored applied finish. The columns supporting the fuel canopy will remain concrete gray but shall be sandblasted and receive a water repellant coating.

6.2.5 Architectural Pre-Cast Concrete

All pre-cast panels will be site casted with 4000 psi gray concrete, loadbearing, tilt-up panels. The typica l panels will be 6" thick. The panels will have architectural joints, form liner ribbed accents and will be lightly sand blasted to remain gray and/or coated with a buff-colored applied finish. The tenant shall work with the Airport to determine the size and spacing of the reveals so they are consistent with the other facilities.



Pre-cast architectural joints

6.2.6 Civil

Grades in landscaped areas will generally have 1.0 to2.0 percent grades. Grades will not exceed 4 (horizontal) and 1 (vertical), and no retaining walls are permitted.

The individual sites shall be graded to provide a typical minimum pavement slope of 0.6 percent. Pavement slopes more than 2.0 percent shall be avoided. Pavement in the vicinity of accessible parking will have maximum slopes of 2.0 percent. The concrete for paving in the Leasehold Improvement Service Sites shall be 3,600 psi compressive strength.

1. Electrical - Electrical service will come from switch gears at various locations along 26th Avenue South.
2. Telephone – Telephone service will come from either a GTE duct bank in the 26th Avenue South or from a communications duct bank tied to the Common Use Building.
3. Underground Telephone Service – Underground telephone service shall be provided by an underground duct system from the service road right-of-way to a raintight telephone demark cabinet located on the exterior wall of the building.
4. Gas – Gas service will be provided off a proposed gas main in 26th Avenue South.

6.2.7 Code

Exit and emergency lighting fixtures shall be provided with self-contained standby battery packages for 90-minute operation upon power outage. The entire building shall be protected by one automatic wet sprinkler system.

6.2.8 Pavement

Truck lanes within the exclusive use areas shall be 8" jointed reinforced concrete pavement on a 6" deep, 6.0 percent lime treated subgrade. Other paved areas including the automobile parking lots and service roads connecting the Service Road to the parking garage will be 6" jointed reinforced concrete pavement on a 6" deep, 6.0 percent lime treated subgrade. A nominal 15' by 15' joint pattern is required in the jointed pavements. Silicone joint sealant will be used in all joints. An integral concrete curb will line all paved areas except at the accessible handicap routes.

6.2.9 Roof System

The roof system used for this facility shall be conventional steel joist and beam framing bearing on load bearing pre-cast concrete walls. Metal decking, 1.5" thick, shall span between joists or beams spaced a maximum of 6' on center.

6.2.10 Storm Drainage

Storm Drain design will be in accordance with the TxDOT Drainage Manual. The design frequency is the 10-year storm. Overflows will be designed to convey the 100-year storm. Minimum inlet time will be 10 minutes yielding a maximum rainfall intensity of 7.98 inches per hour using the Tarrant County rainfall parameters provided by TxDOT. Storm drain outfalls for the individual Exclusive Use Service Areas will be provided in the channel or in a truck storm drain in the 26th Avenue South.

A combination of curb and grate inlets will be incorporated into the design of each site. One inlet will be required for each ¾ acre (more or less) of developed site. Storm drainpipe will be a minimum 18" diameter reinforced concrete pipe.

6.2.11 Fire Alarm

The entire building shall be protected by one automatic wet sprinkler system. The tenant shall provide and install for each site a zoned or addressable fire alarm system depending upon the subsequent configuration and size of the facilities on the site monitored by an individual Honeywell FS90 panel connected to the Airport's central fire alarm system via dedicated phone lines. The system shall include all code required components; smoke detectors, pull stations, flow detectors, etc.

6.0 EXCLUSIVE SERVICE SITES

6.3 Maintenance Bay

The maintenance portion of the facility shall be located near the service lanes. The facility consists of an administrative area, crew areas, a parts storage area, a lubrication storage area and maintenance repair bays. The maintenance bays shall be designed with a clear height of 17'-0" and configured for drive-through operation. The bays are to be equipped with a surface mounted automotive lift. The maintenance bays will be equipped to allow performance of general repair and inspection of all vehicles in the fleet. Each maintenance bay shall be accessed through a 12' x 12' overhead-motorized sectional door with vision lights and manual bypass.

The Maintenance Bay will have sealed concrete floors with a paint finish on the interior surface of the tilt-up concrete panels. The underside of the roof structure shall be exposed and painted.

Radiant gas tube heaters and gas-fired unit heaters will be provided for general heating in the Service Area. The Equipment Room will be provided with a thermostatically controlled roof mounted power ventilator and gas-fired unit heaters.

Maintenance bays

Lighting in the vehicle service bays shall be metal halide high intensity discharge lamps and must provide a minimum 50 foot-candle illumination level.

6.0 EXCLUSIVE SERVICE SITES

6.4 Car Wash Bay

The wash building is designed with two components. The first is an automated car wash. The washer shall be a drive-through type consisting of wetting arches, detergent arches, rotating brushes, an oscillating drag mop and an air dryer. Water from the wash system will cycle through a water reclamation system located in the second component of the building.

The automated washer shall be accessed through 12' x 12' overhead-motorized sectional doors with manual overrides. The areas should be heated, ventilated and well lit. All systems shall be configured for wet environment operation.

The car wash shall have sealed concrete floors with a durable paint finish on the interior surface of the tilt-up concrete panels. The underside of the roof structure shall be exposed and painted. The two entries have manual metal panel overhead doors.


Car wash


Car wash entry


Wash system

6.0 EXCLUSIVE SERVICE SITES

6.5 Fueling

The fuel lanes will be configured to allow fueling of two vehicles from each center equipment island. The fuel island will be equipped with a dual hose fuel dispenser, a two station interior vacuum unit, and a lubricant reel bank including engine oil, compressed air and water. The fueling system shall consist of tanks, pumps, dispensers, monitoring devices, liquid level gauging, spill containment devices, piping, valving and connection devices as required by code. Emergency shut-offs shall be provided on the fuel lane. Adequate lighting shall be provided as the fueling operation is conducted 24 hours per day.

Fueling station

If an above ground fuel tank is provided, the fuel transfer area must have spill containment. Tanks shall be of the concrete encased double wall type.

Fuel tank

Gasoline supply tankers, as well as new car delivery transports, must have access into the site for their pick-ups and drop offs. The fuel tank will supply the fuel dispensing islands. The islands will have minimum 10" square steel tube columns supporting a built up roof with a pre-finished metal fascia.

The fuel lanes will be equipped with dual hose high-volume fuel dispensers drawing from above ground storage tanks.

Fuel lanes

6.0 EXCLUSIVE SERVICE SITES

6.6 Kiosk

Access to and from the site shall be controlled by tiger teeth at the entrance and a security arm controlled by a localized card reader at the exit. Both drives shall be provided with a manual - rolling gate for after-hours security lock-up. The standard kiosk will be a 5'-6" x 8'-0" rectangular kiosk with glazing with butt-joint corners. Kiosks shall be provided by BIG Enterprises, Inc.

Entry kiosk

6.7 Lighting

6.7.1 Exterior Lighting

Site lighting will be accommodated with high-pressure sodium lamps to provide an average 5 foot-candle illumination level. Fixtures will be flood light type units mounted on approximately 50' high poles. The standard site light fixture will be Concord by Sterner (or equal design by Spaulding or McGraw Edison). The fixture will have a factory painted gray finish with high-pressure sodium lamps. The pole shall be steel with a galvanized finish.

Concord exterior lighting fixture

6.0 EXCLUSIVE SERVICE SITES

6.8 Landscaping

All landscaping will be irrigated and maintained by the tenant. The roadway landscaping area will contain a 3' high Bermuda grass berm.

Roadway landscaping

6.8.1 Fencing

A 6' high chain link fencing topped with barbed wire shall secure the perimeter of the Exclusive Use Service Site. There shall also be a mow strip at least 12" beyond the fence.

Fencing

6.0 EXCLUSIVE SERVICE SITES

6.9 Interior

The office area finishes at a minimum, shall be painted gypsum board walls and vinyl composition tile floors. The office area can be subdivided into a reception/break room, manager's office, restroom, and storage room. A plastic laminate coffee bar with sink shall be provided in the break room with space for vending equipment. The ceilings at minimum shall be 2' by 2' suspended lay-in acoustical tiles. The office area will be conditioned with a constant volume rooftop air conditioning unit.

Office interior

Office door

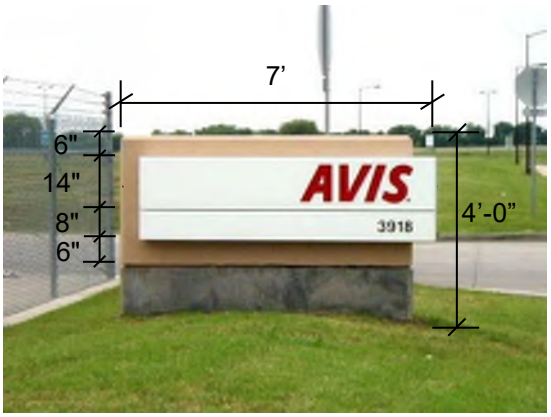
Office hallway

6.0 EXCLUSIVE SERVICE SITES

6.10 Signage

6.10.1 Monumental Signage

A monumental sign at the service site is optional. However, if a tenant chooses to install a sign, certain criteria will apply to the design. The sign will be internally illuminated with push-through letters in an aluminum box. The monument will be cast in place concrete with a coating to match building specifications: the concrete base shall be gray and the monument shall be DFW buff concrete. The height of the sign shall be 4'-0". The depth of the sign shall be 1'-8", and the length 7'-0". The design shall be consistent with the other monumental signs. The tenant's name will be a maximum 10" high letter height and the address will be 3" in height.



Monumental sign

6.10.2 Building Signage

Building signage is optional. However, if a tenant chooses to install signage, the text/logo height shall not exceed 24". The signage must be internally illuminated individual letters.

Existing building sign

7.0 MISCELLANEOUS

7.1 Concessions

The design of the concession's spaces must incorporate a similar characteristic and the finishes should complement the building finishes. All design and finishes must be reviewed and approved by the Airport. Any millwork used within the concessions must be durable and of a high-design quality. Signage must be approved by the Airport for size, font, and material.

Concessions

7.0 MISCELLANEOUS

7.2 Buses

Tenants will have their name and logo on a directional graphic in the bus. If a tenant terminates its lease, relocates, or changes its name, the tenant will bear the cost of changing all directional signage. Exterior paint colors, interior finishes, and all signage with regards to the buses must also be reviewed and approved by the Airport.

Directional Signage

Bus interior

Bus exterior

7.0 MISCELLANEOUS

7.3 Roadway Signage

Along Passport Drive, there are numerous locations where tenants will have the opportunity to locate tenant directional signage. In all instances, the font and size shall match with the existing. Tenants will bear the cost of changing the directional signage when it is the result of a lease move, lease termination, or name change.

Roadway returns sign

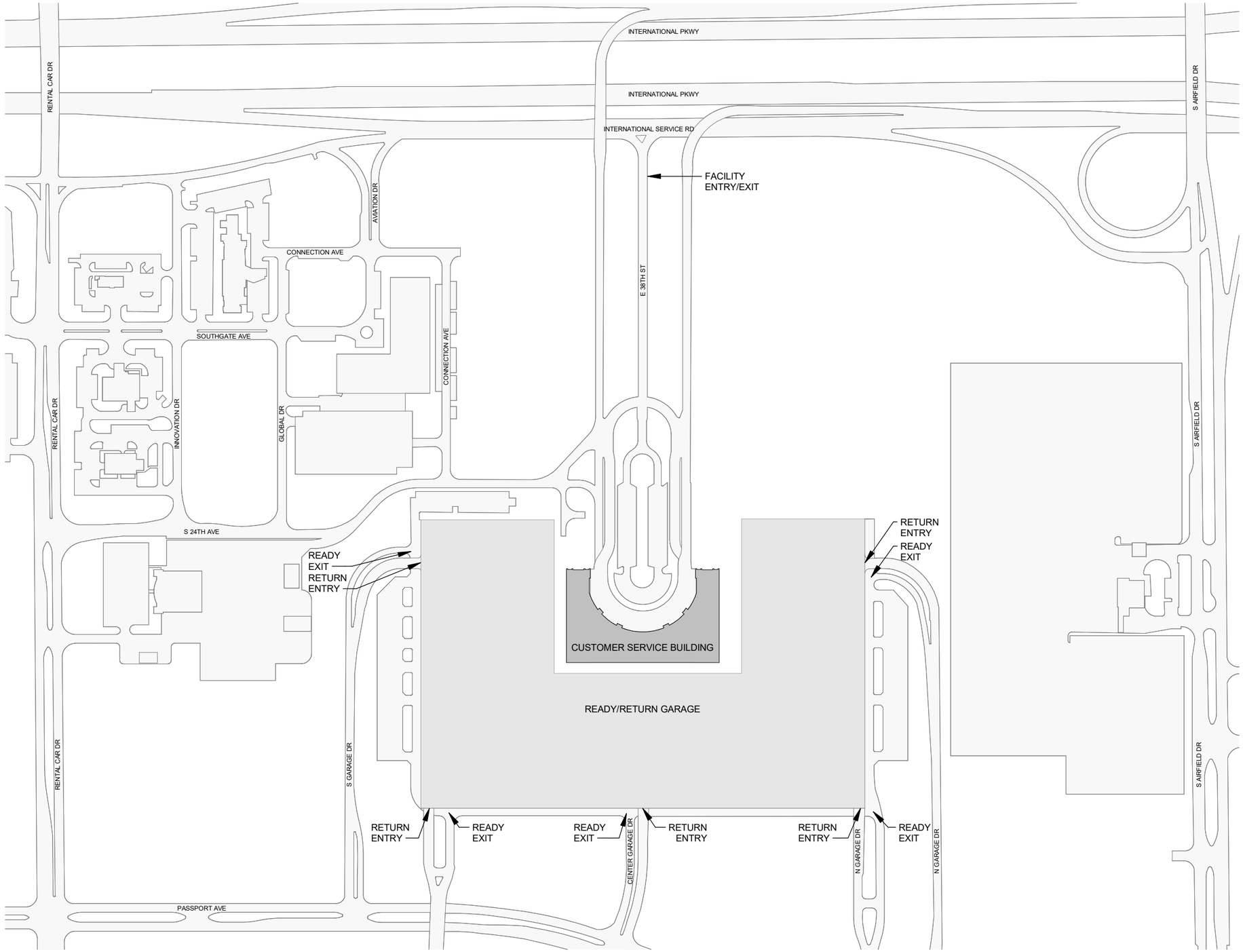
Roadway tenant signs

8.0 APPENDIX

8.1 List of Exhibits

A001	Aerial Image
A002	Site Plan
A003	Ready/Return Garage Floor Plan – Lower Level
A004	Ready/Return Garage Floor Plan – Upper Level
A005	Rental Counters – Floor Plan
A006	Rental Counters – New Construction RCP
A007	Rental Counters – Part A & D
A008	Rental Counters – Part B & C
A009	RCC Building Section
A010	Customer Service Area – Building Section
A011	Counter Details
A012	Ready/Return Allocation Floor Plan – Lower Level
A013	Ready/Return Allocation Floor Plan – Upper Level
A014	Customer Service Counter Allocation Floor Plan
A015	Main Point of Entrance (MPOE) Room/COMM Room Floor Plans
A016	Interim Booth Locations – Implementation Plan
A017	Interim Booth Locations – Implementation Plan – Part Plans A B & C
A018	Interim Booth Locations – Implementation Plan – Part Plans D E & F
A019	Interim Counter Details

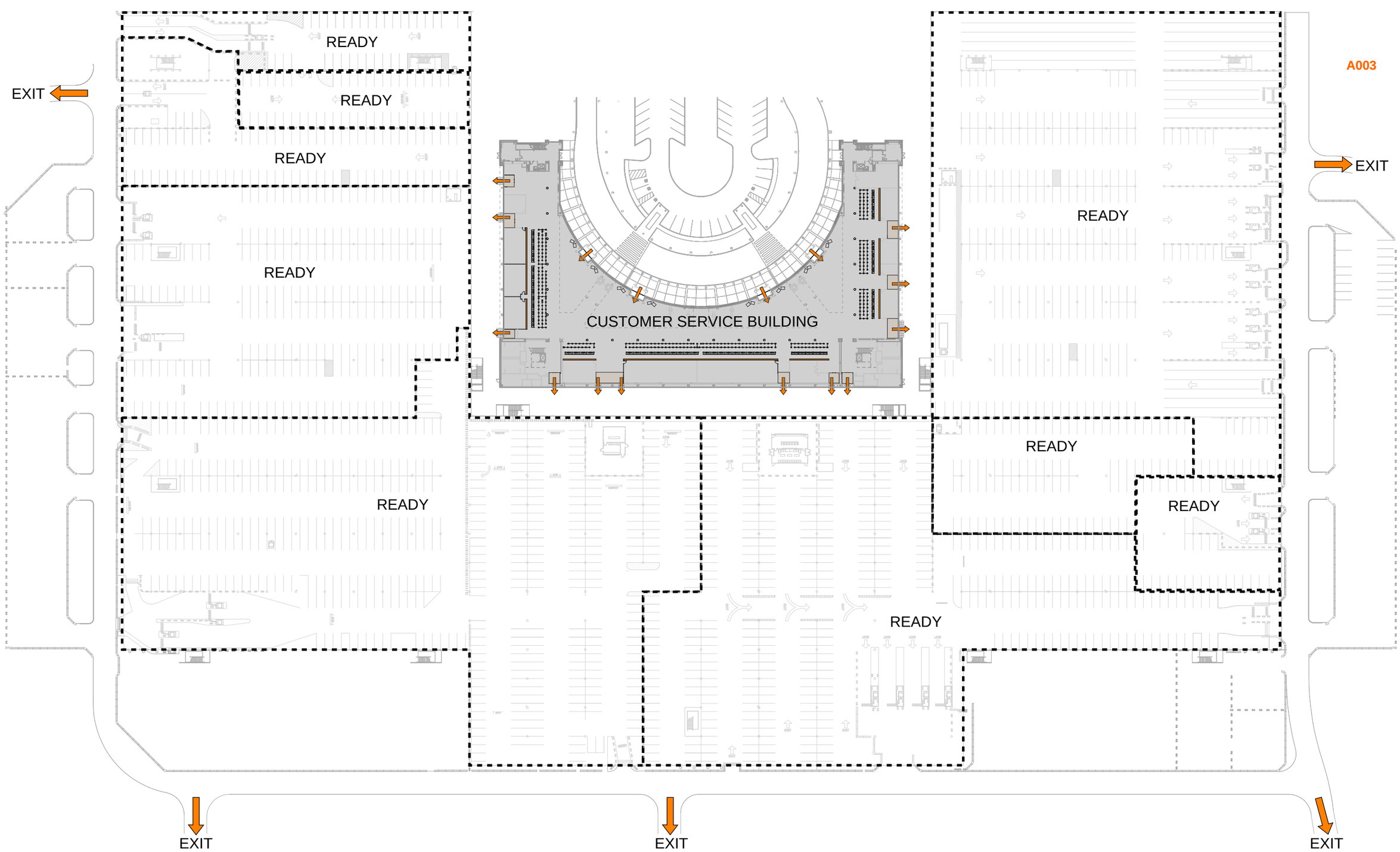
AERIAL IMAGE



SITE PLAN

0' 150' 300' 600' 900'

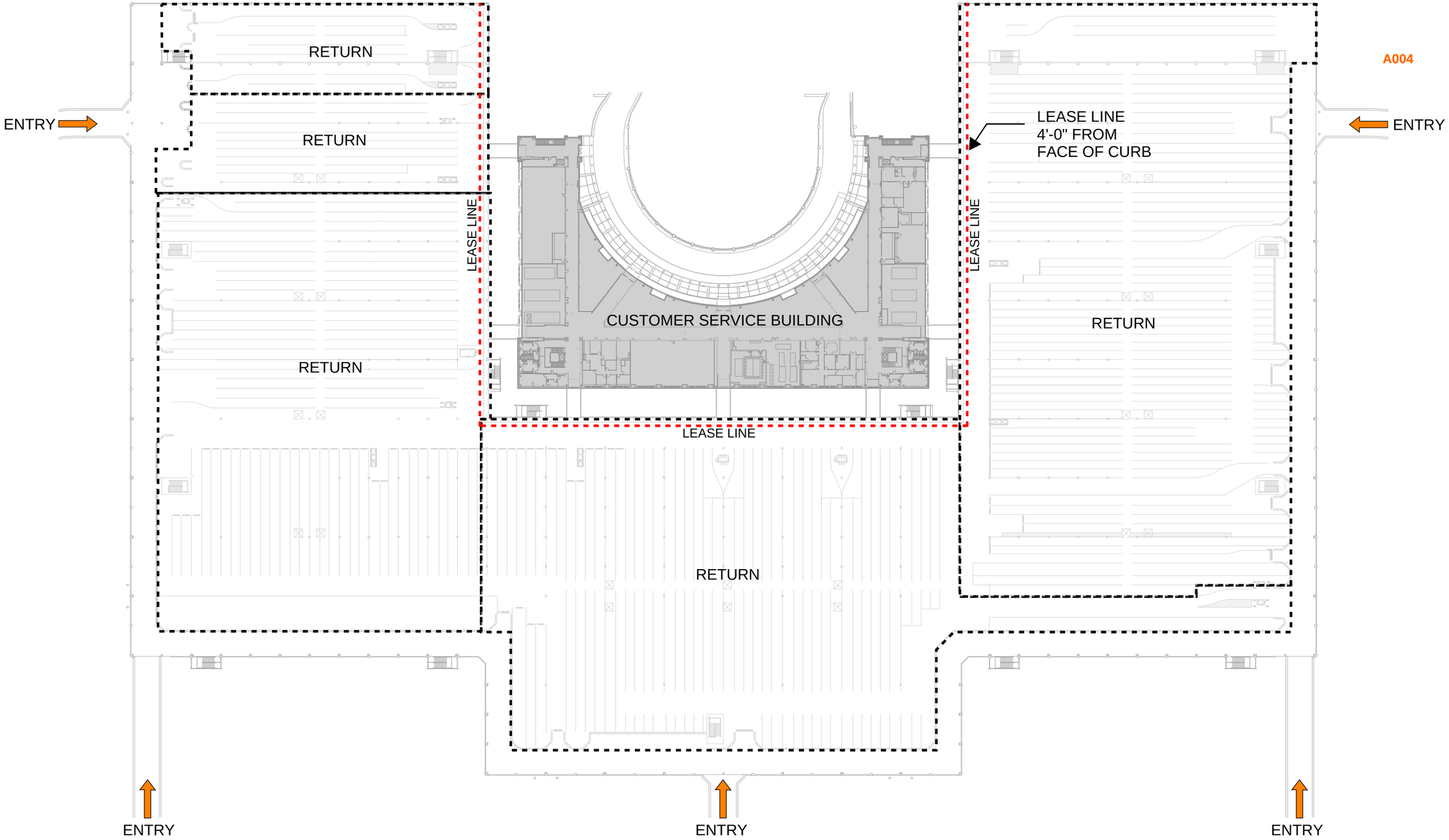
1" = 300'-0"



READY/RETURN GARAGE FLOOR PLAN - LOWER LEVEL

0' 50' 100' 200' 300'

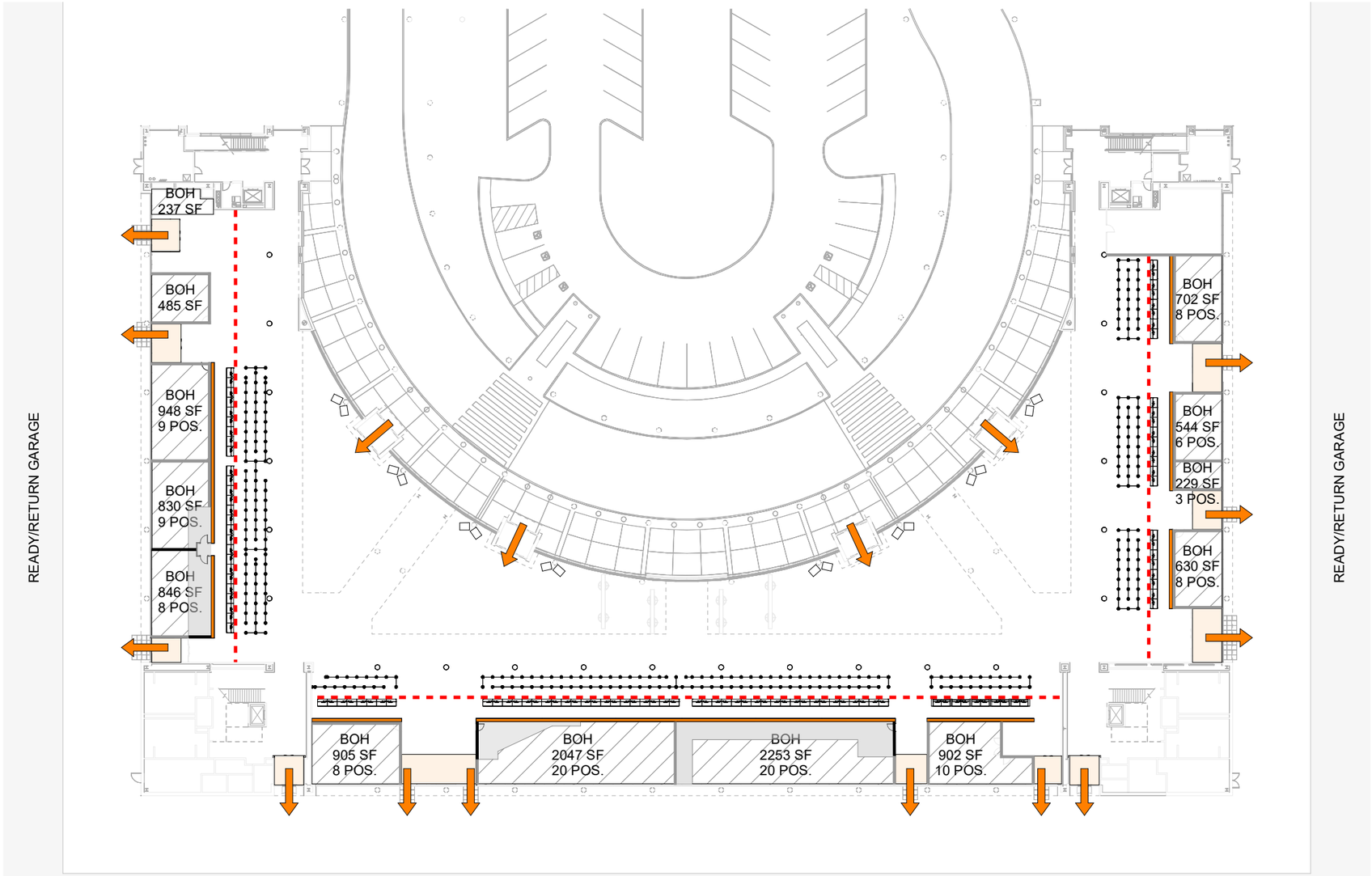
1" = 100'-0"



READY/RETURN GARAGE FLOOR PLAN - UPPER LEVEL

0' 50' 100' 200' 300'

1" = 100'-0"



LEASE LINE

EXISTING EXITS TO REMAIN

NEW VESTIBULE DOORS IN EXISTING EXITS

EXISTING PARTITIONS TO REMAIN

NEW PARTITIONS

EXISTING WHITE BOX BOH/STORAGE TO REMAIN

NEW WHITE BOX BOH/STORAGE

NEW COUNTERS

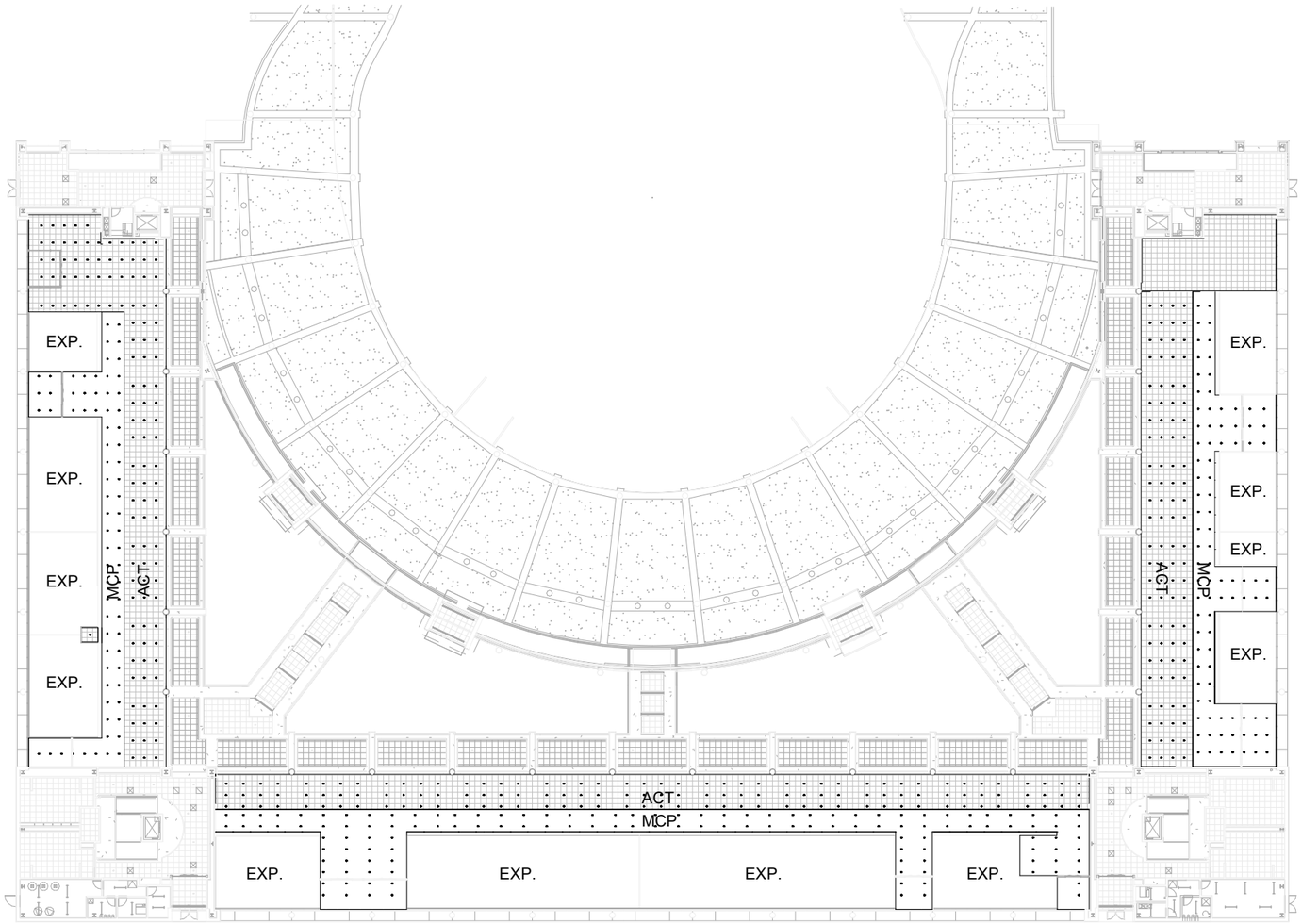
DIGITAL DISPLAY

KIOSK

RENTAL COUNTERS - FLOOR PLAN

0' 25' 50' 100' 150'

1" = 50'-0"



ACOUSTICAL CEILING TILE (ACT)

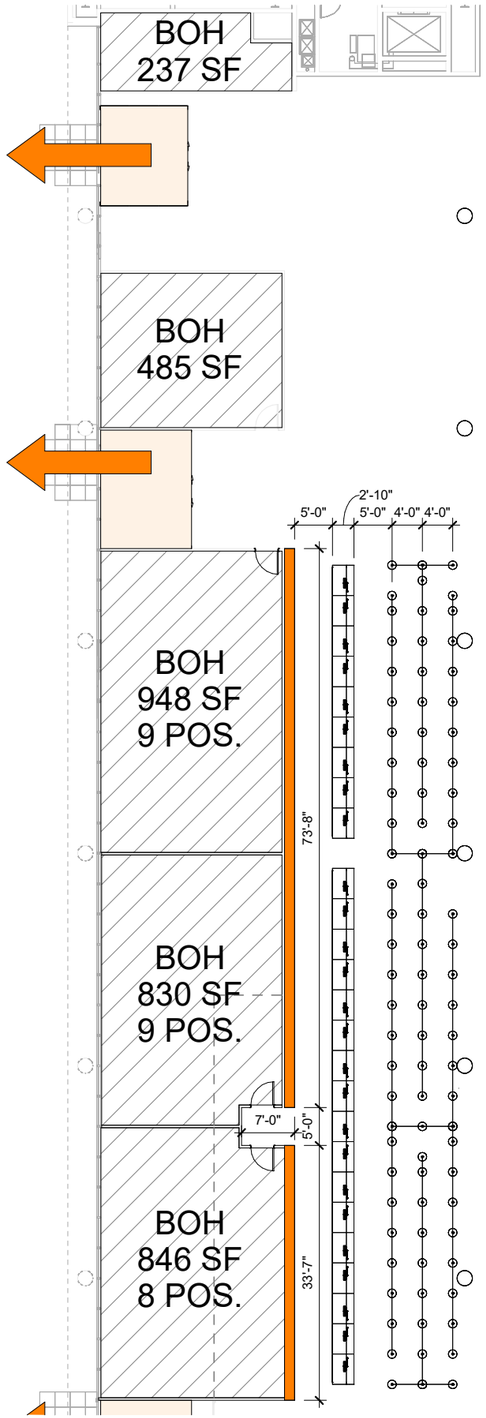
LINEAR METAL CEILING PANEL (MCP)

EXPOSED CEILING (EXP)

RENTAL COUNTERS - NEW CONSTRUCTION RCP

0' 25' 50' 100' 150'

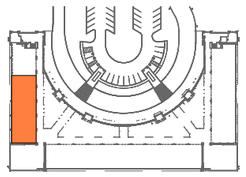
1" = 50'-0"



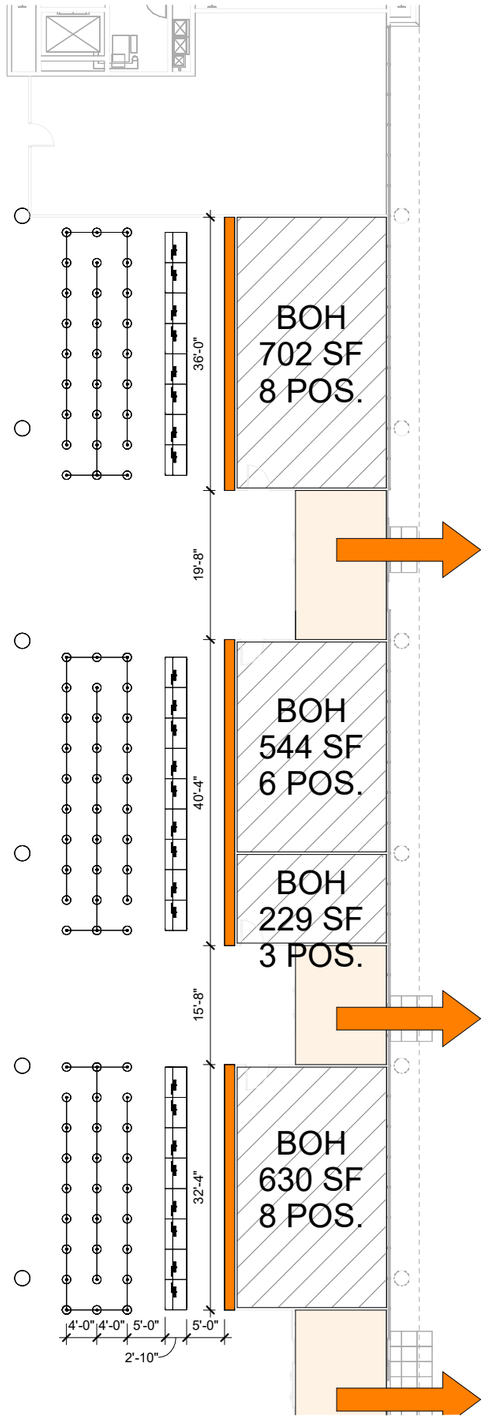
RENTAL COUNTERS - PART A

0' 10' 20' 40' 60'

1" = 20'-0"



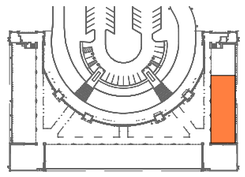
KEYPLAN



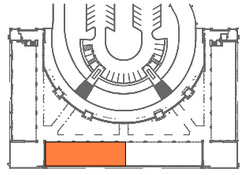
RENTAL COUNTERS - PART D

0' 10' 20' 40' 60'

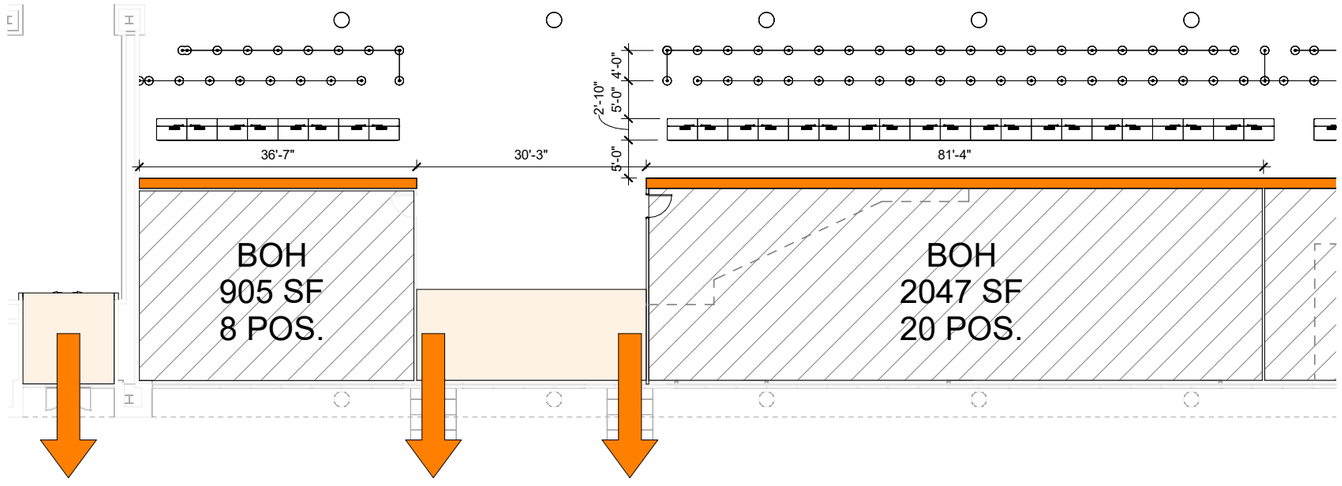
1" = 20'-0"



KEYPLAN



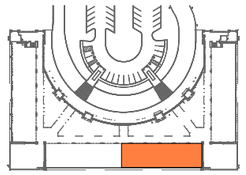
KEYPLAN



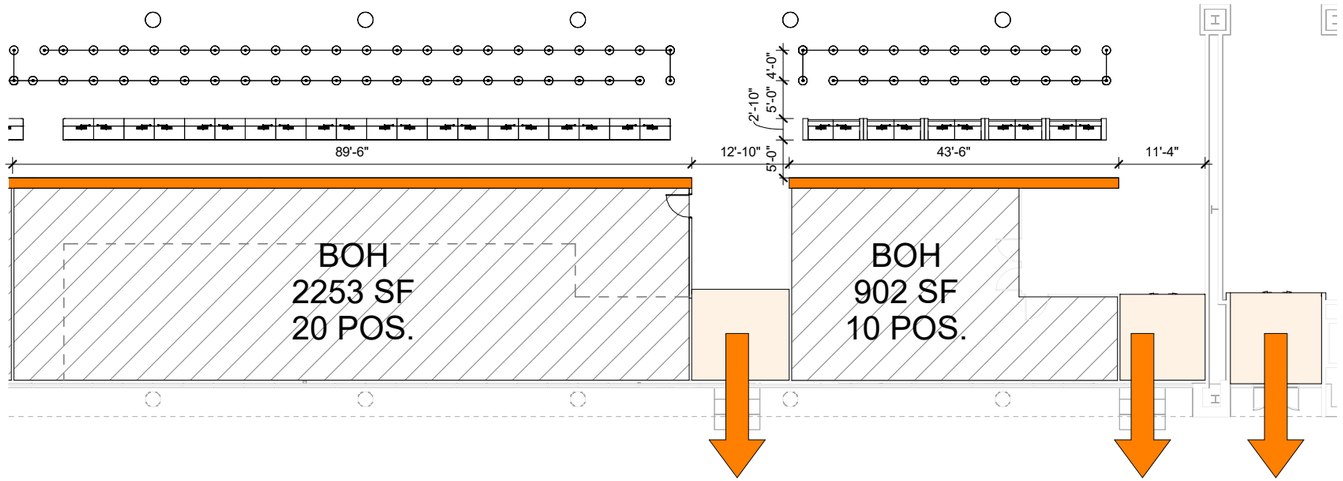
RENTAL COUNTERS - PART B

0' 10' 20' 40' 60'

1" = 20'-0"



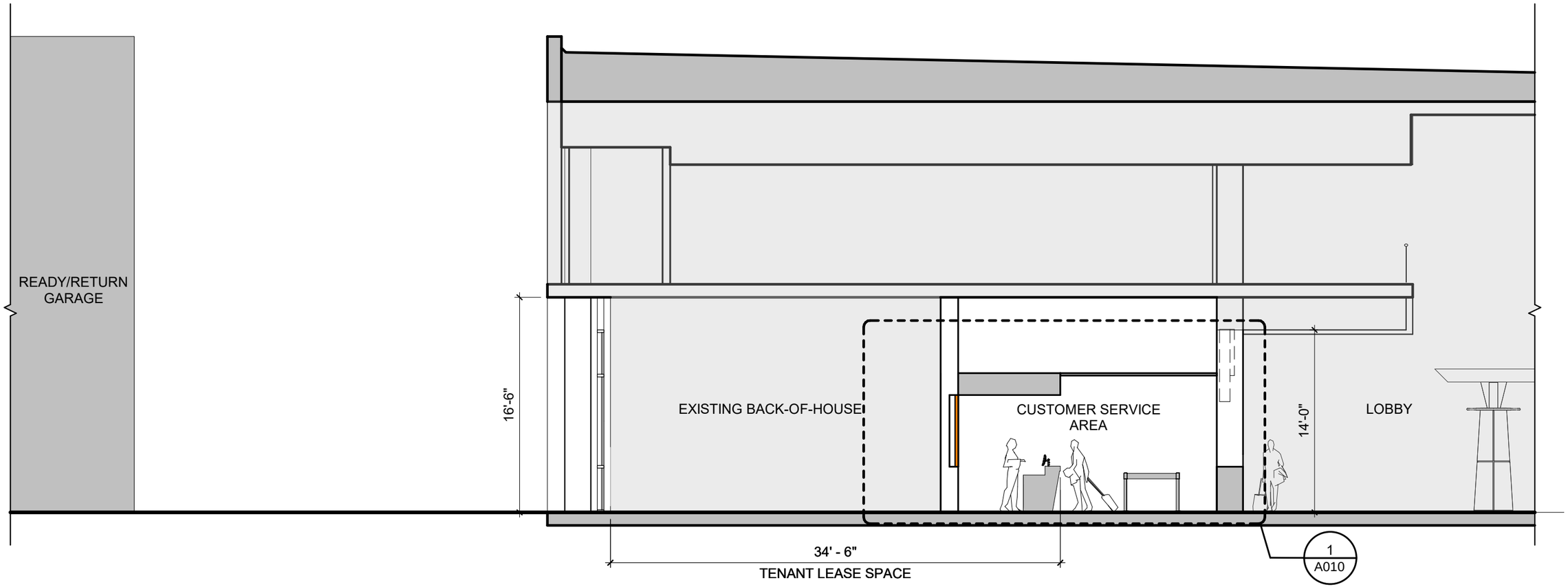
KEYPLAN



RENTAL COUNTERS - PART C

0' 10' 20' 40' 60'

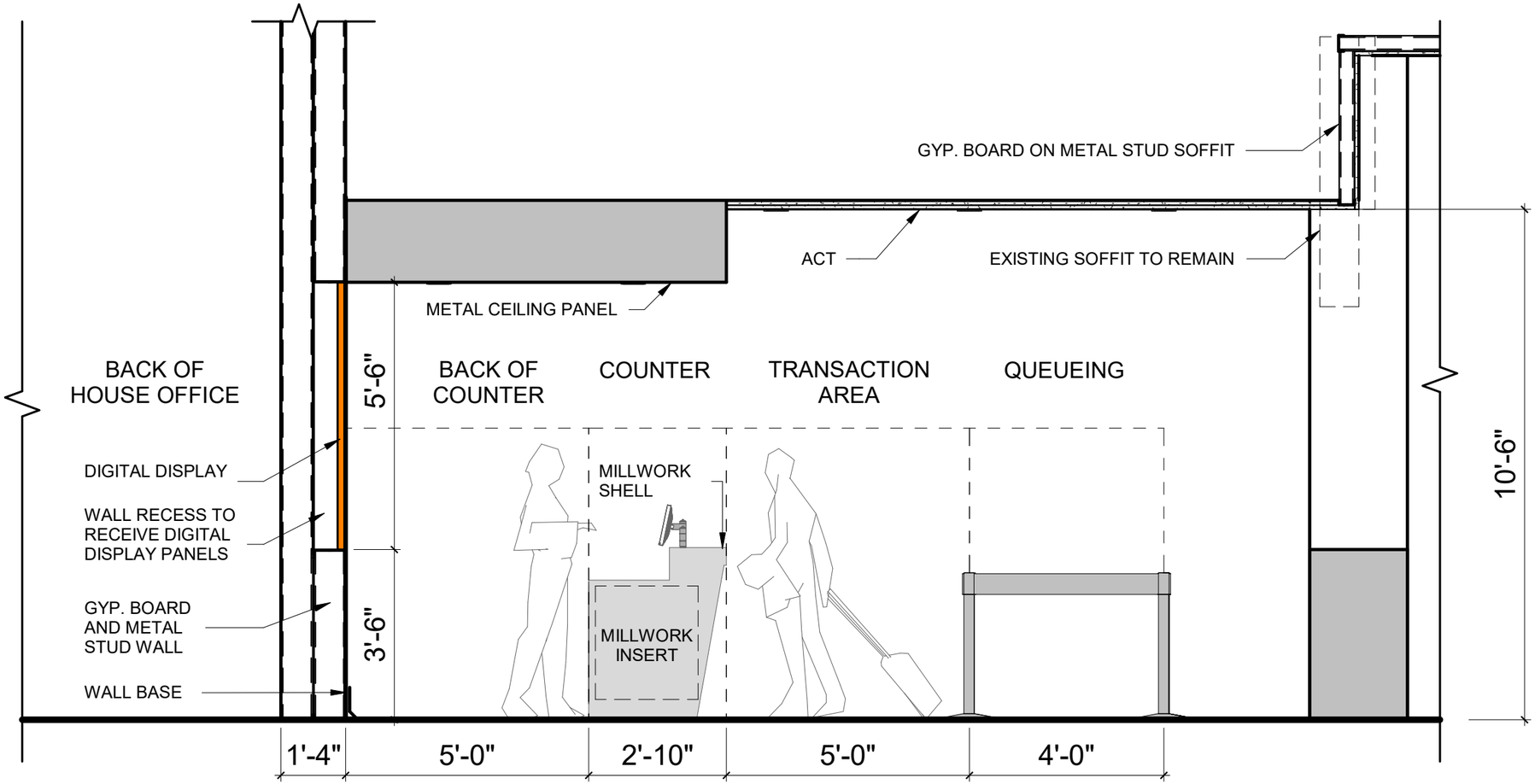
1" = 20'-0"



RCC BUILDING SECTION

0' 4' 8' 16' 24'

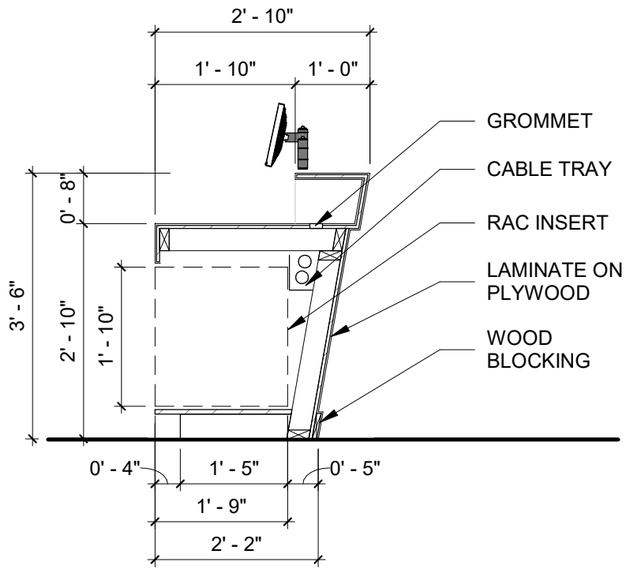
1/8" = 1'-0"



CUSTOMER SERVICE AREA - BUILDING SECTION

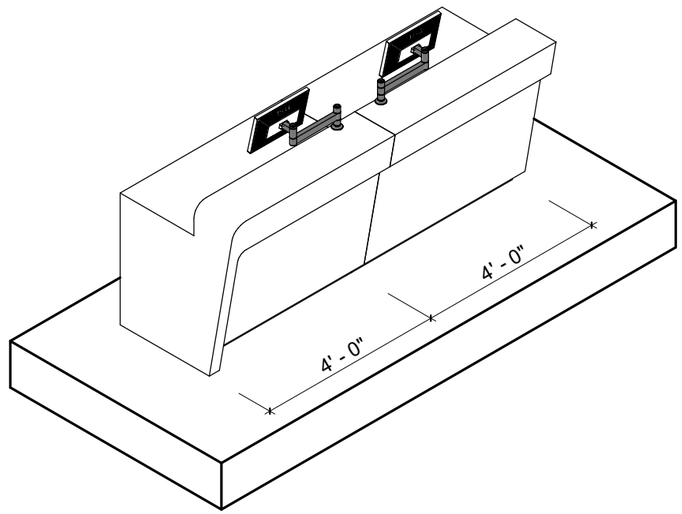
0' 2' 4' 6'

3/8" = 1'-0"

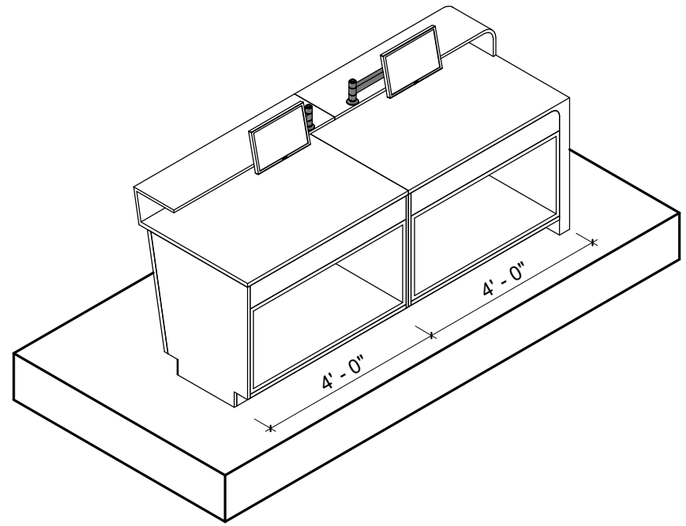


COUNTER DETAILS

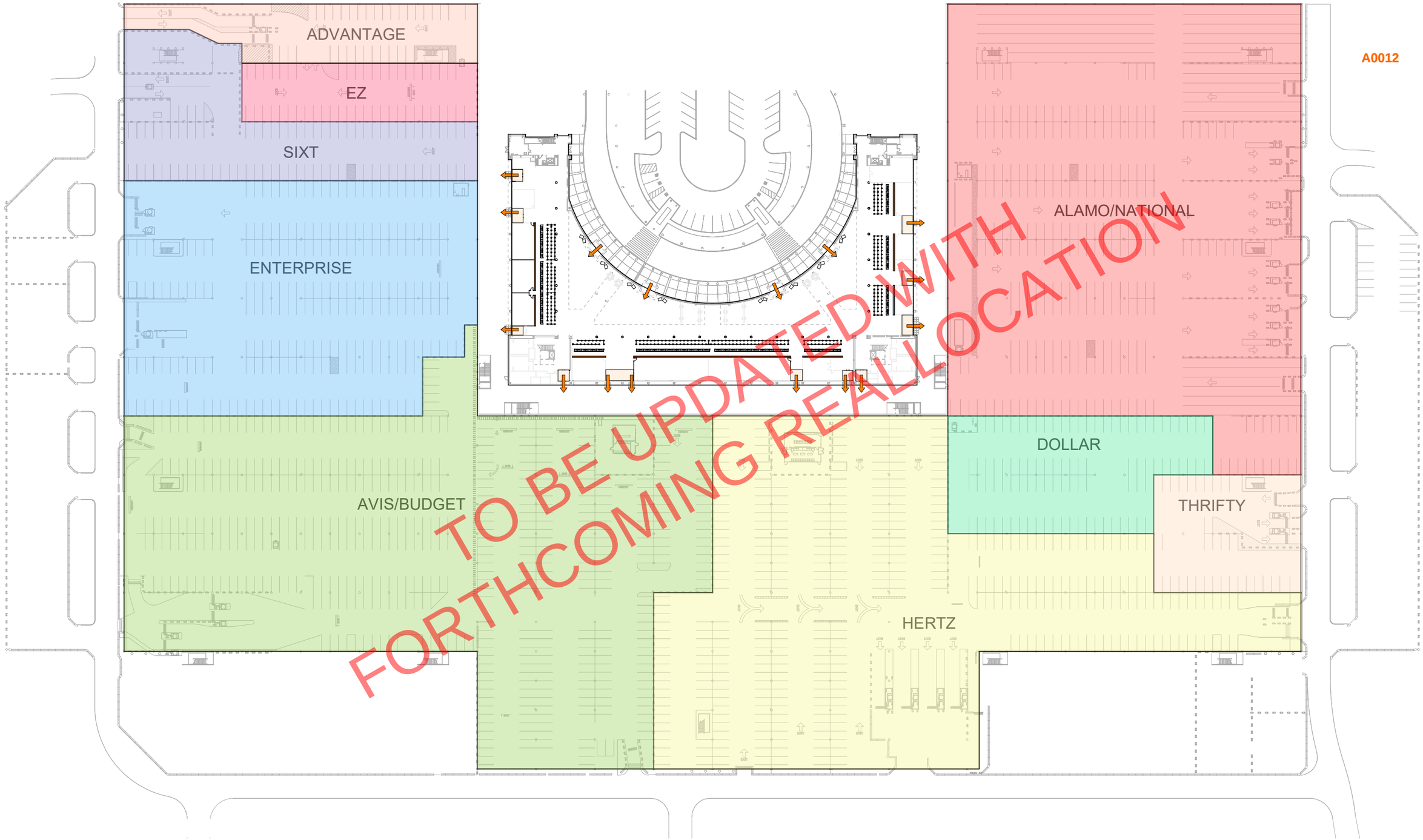
1/2" = 1'-0"



CUSTOMER VIEW



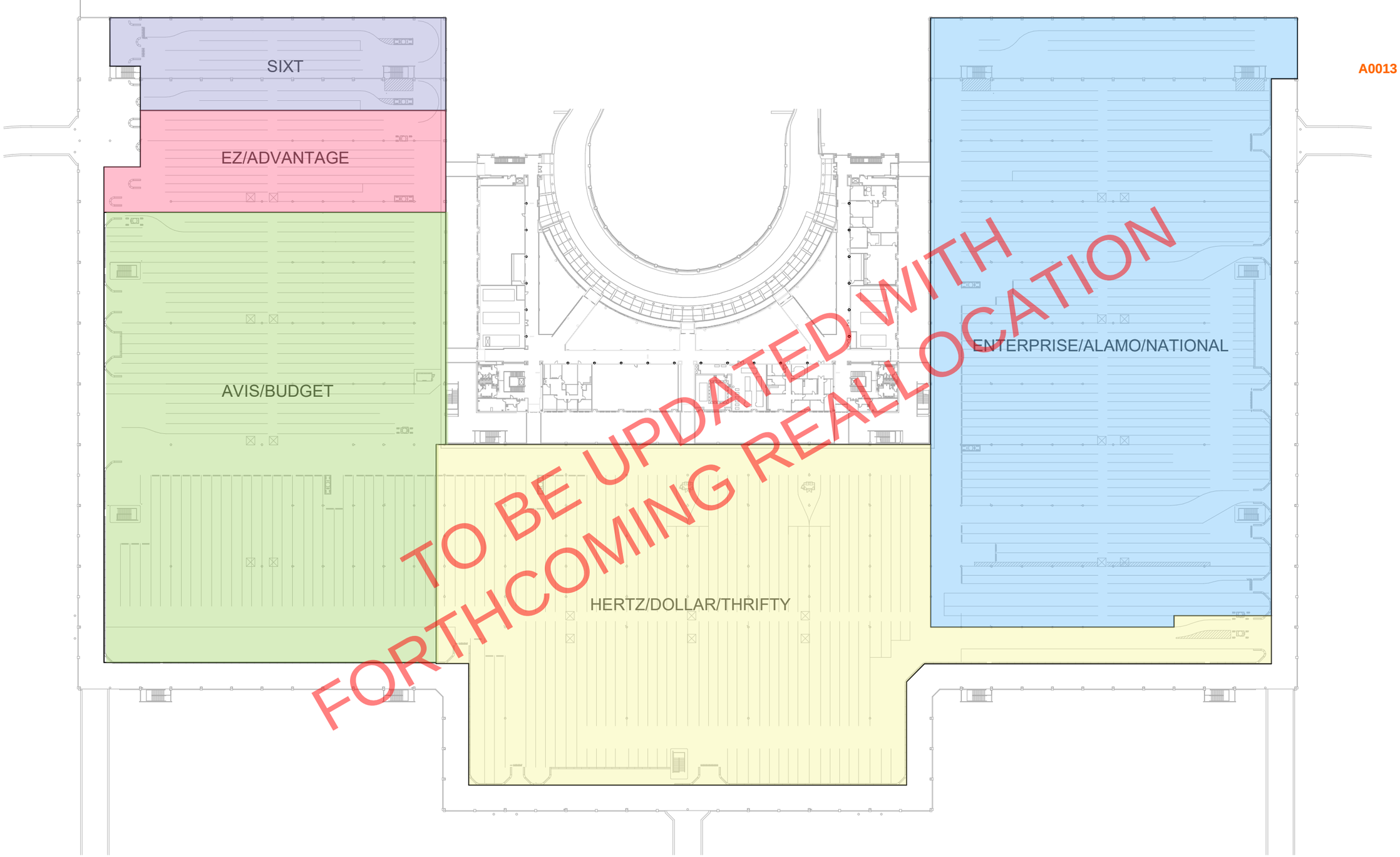
EMPLOYEE VIEW



READY/RETURN GARAGE ALLOCATION FLOOR PLAN - LOWER LEVEL

0' 50' 100' 200' 300'

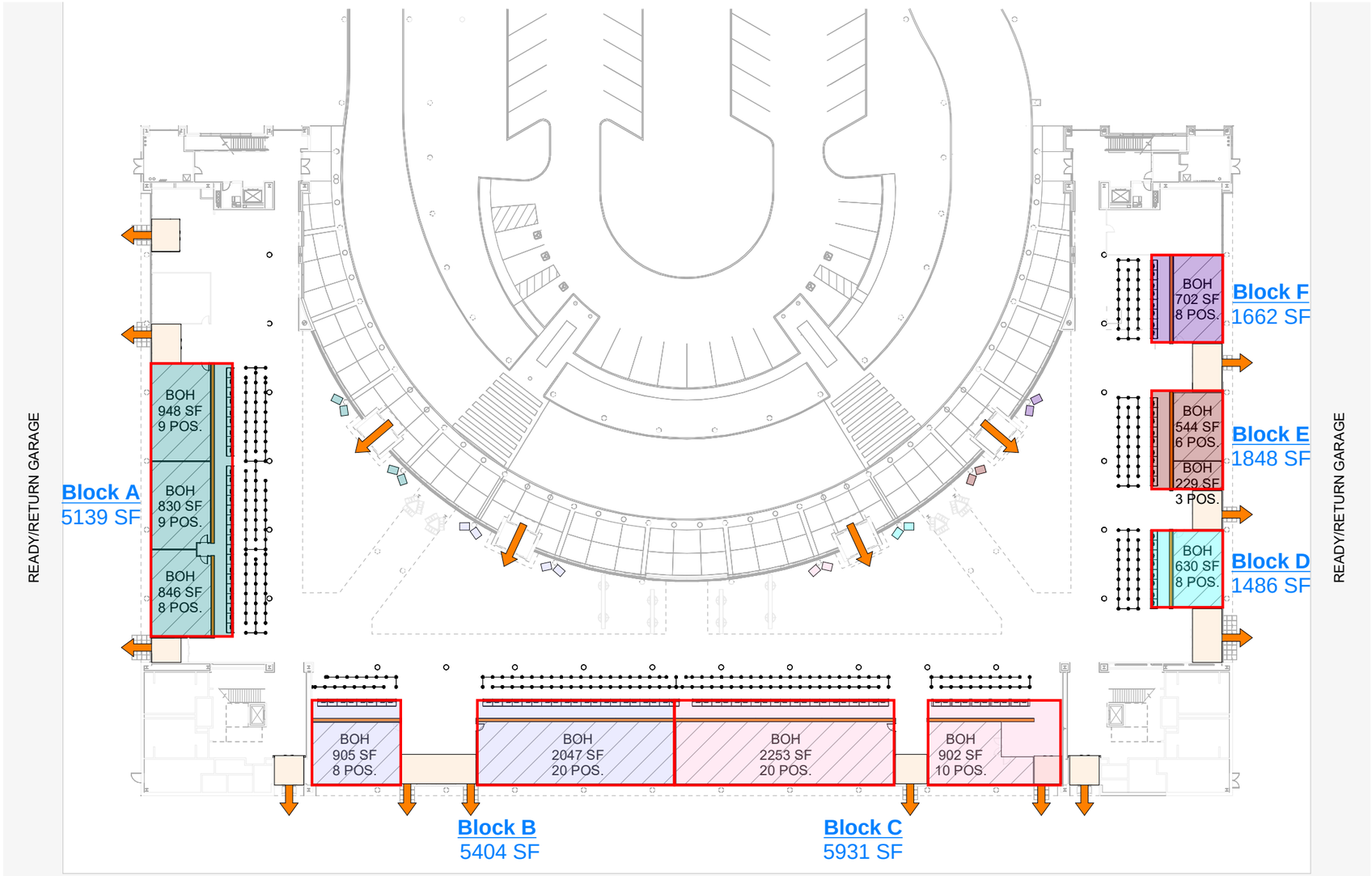
1" = 100'-0"



READY/RETURN GARAGE FLOOR PLAN - UPPER LEVEL

0' 50' 100' 200' 300'

1" = 100'-0"

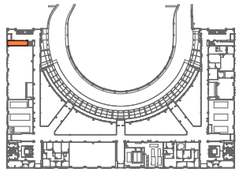


- EXISTING EXITS TO REMAIN
- NEW VESTIBULE DOORS IN EXISTING EXITS
- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS
- NEW WHITE BOX BOH/STORAGE
- NEW COUNTERS
- DIGITAL DISPLAY
- KIOSK

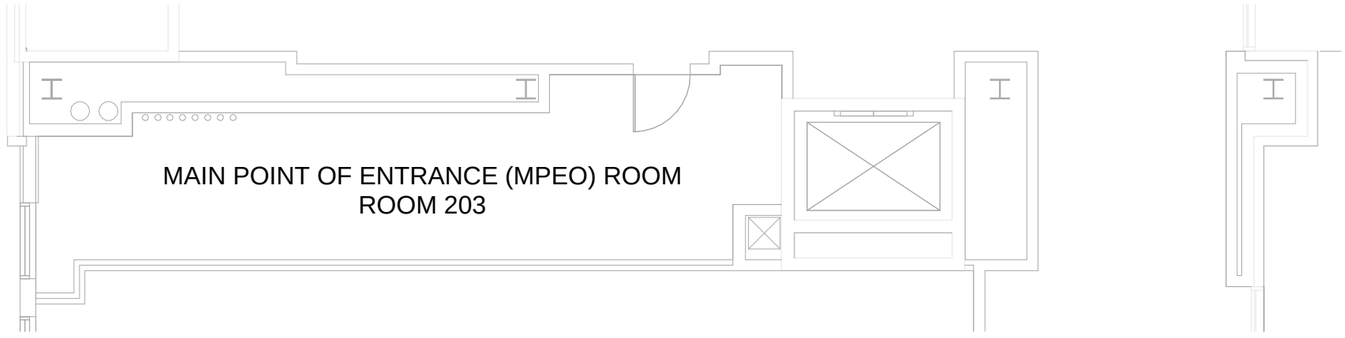
CUSTOMER SERVICE COUNTER ALLOCATION FLOOR PLAN

0' 25' 50' 100' 150'

1" = 50'-0"



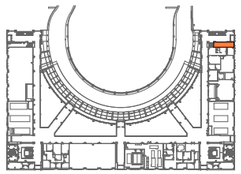
KEYPLAN



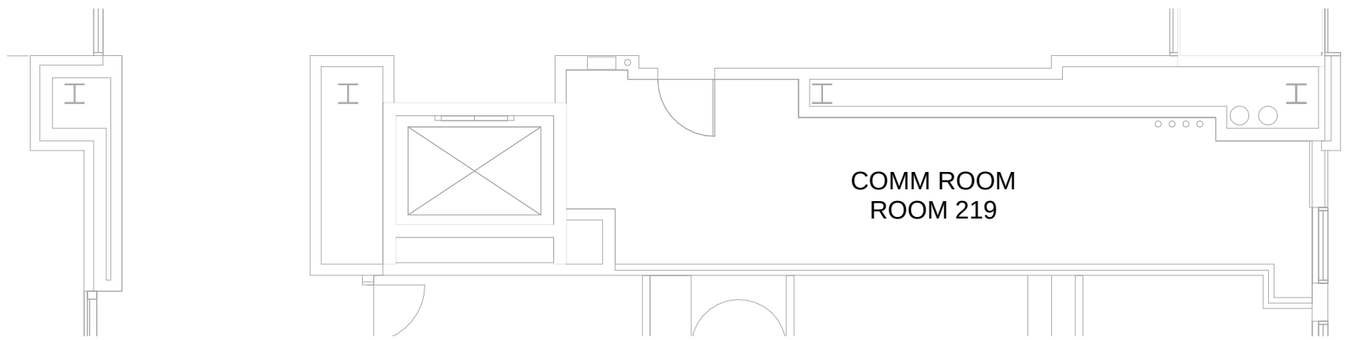
MAIN POINT OF ENTRANCE (MPOE) ROOM

0' 4' 8' 16' 24'

1/8" = 1'-0"



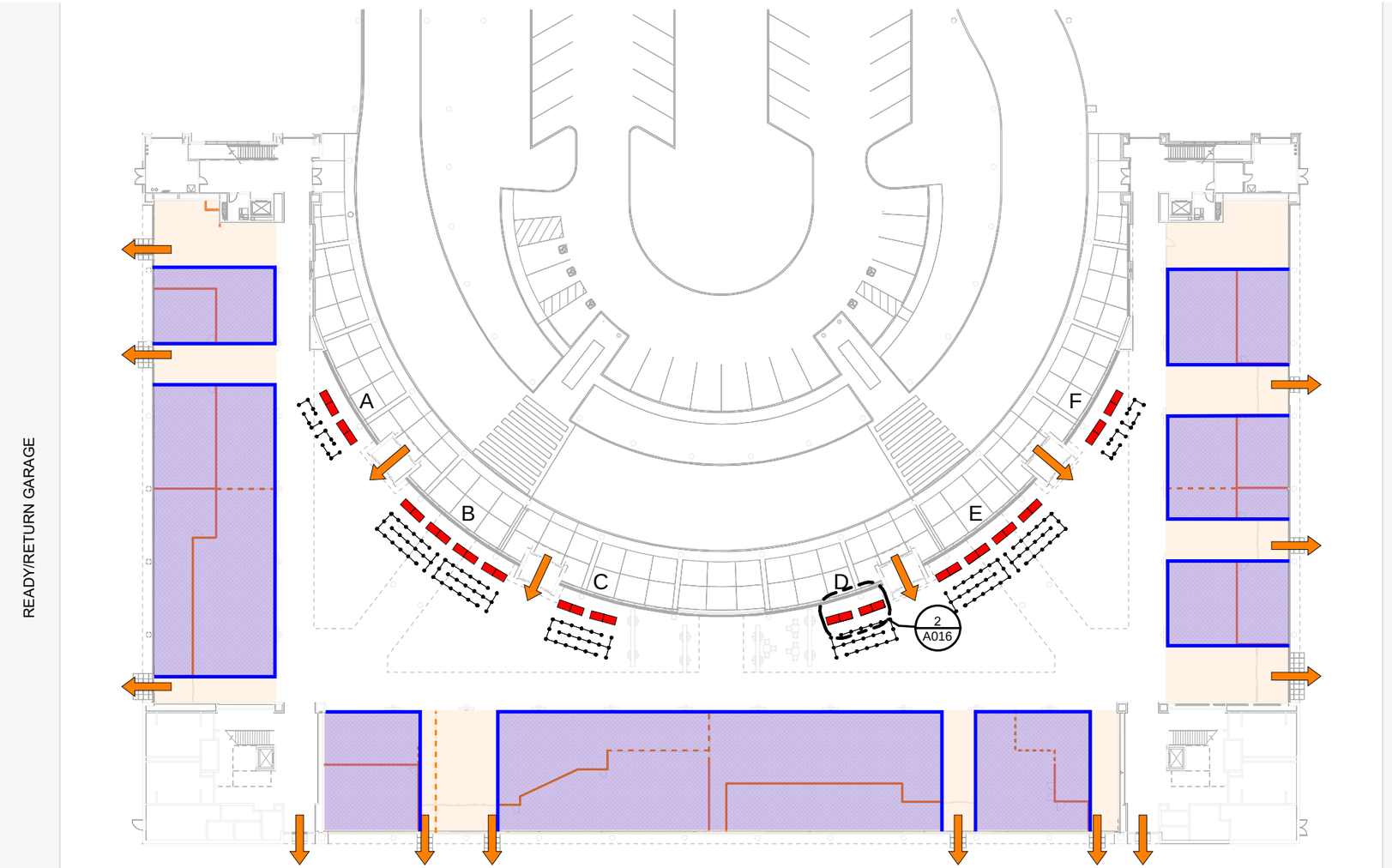
KEYPLAN



COMM ROOM

0' 4' 8' 16' 24'

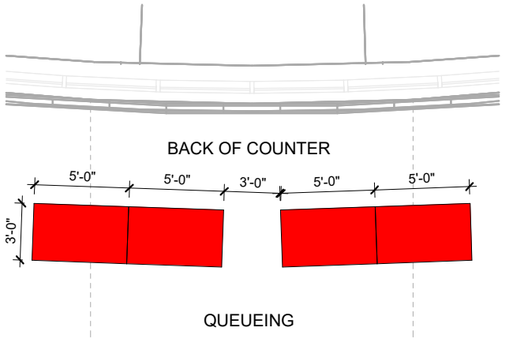
1/8" = 1'-0"



INTERIM BOOTH LOCATIONS - IMPLEMENTATION PLAN

0' 25' 50' 100' 150'

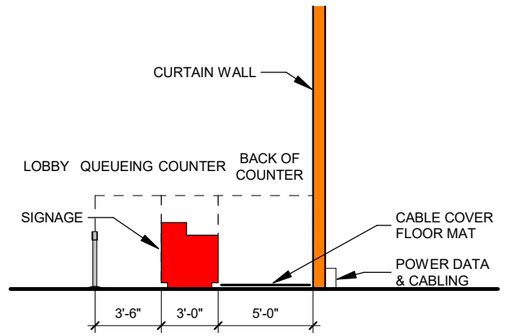
1" = 50'-0"



BOOTH FLOOR PLAN DETAIL

0' 4' 8' 16' 24'

1/8" = 1'-0"

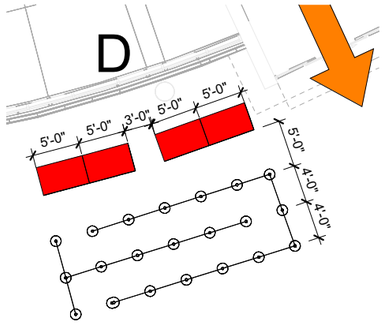


BOOTH SECTION

0' 4' 8' 16' 24'

1/8" = 1'-0"

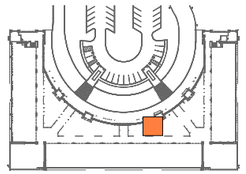
- EXISTING EXITS TO REMAIN
- EXISTING PARTITIONS TO REMAIN
- EXISTING PARTITIONS TO BE DEMOLISHED
- TEMPORARY CONSTRUCTION WALL
- TEMPORARY BOOTHS



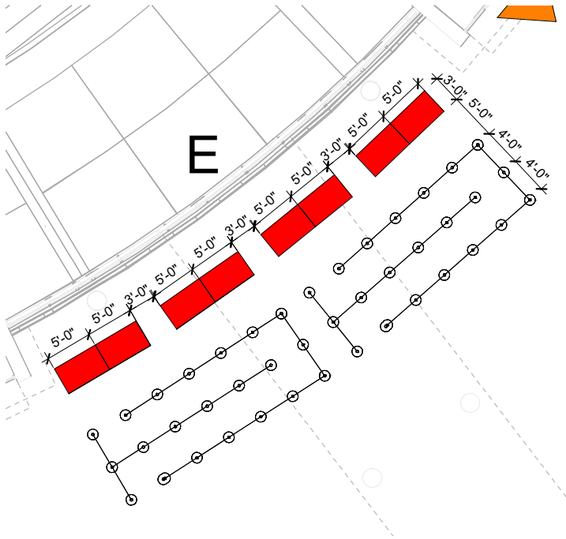
INTERIM BOOTH LOCATIONS - PART D

0' 8' 16' 32' 48'

1/16" = 1'-0"



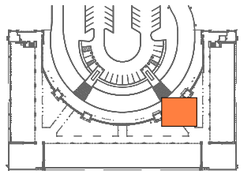
KEYPLAN



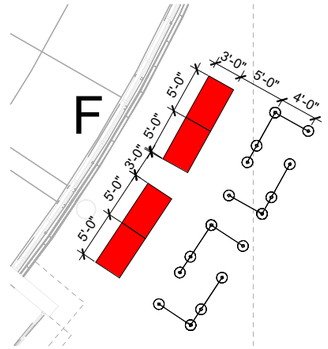
INTERIM BOOTH LOCATIONS - PART E

0' 8' 16' 32' 48'

1/16" = 1'-0"



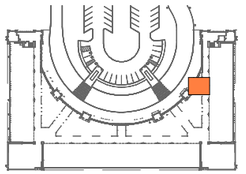
KEYPLAN



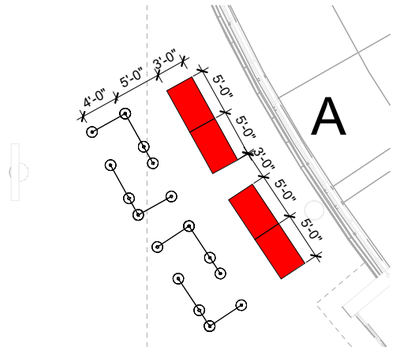
INTERIM BOOTH LOCATIONS - PART F

0' 8' 16' 32' 48'

1/16" = 1'-0"



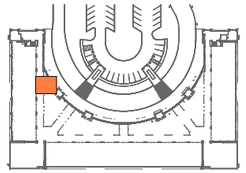
KEYPLAN



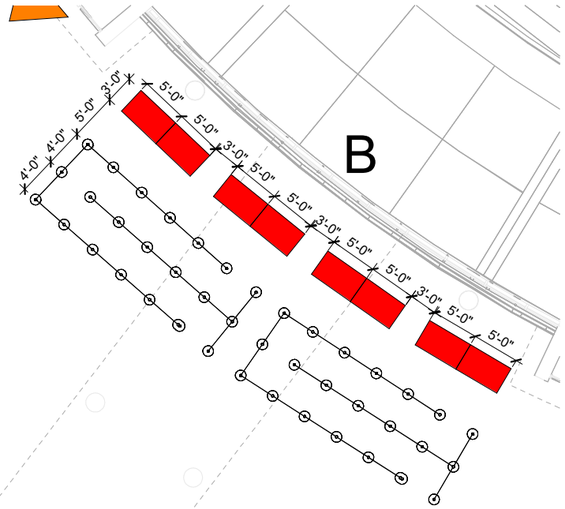
INTERIM BOOTH LOCATIONS - PART A

0' 8' 16' 32' 48'

1/16" = 1'-0"



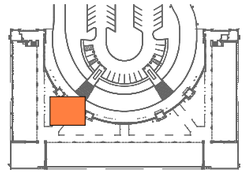
KEYPLAN



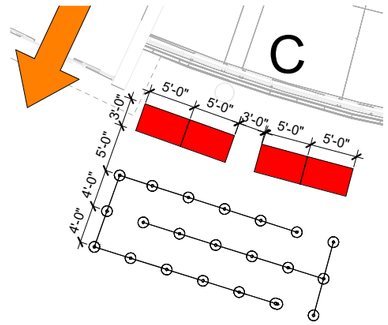
INTERIM BOOTH LOCATIONS - PART B

0' 8' 16' 32' 48'

1/16" = 1'-0"



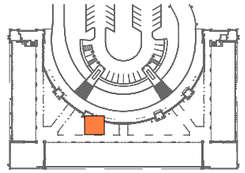
KEYPLAN



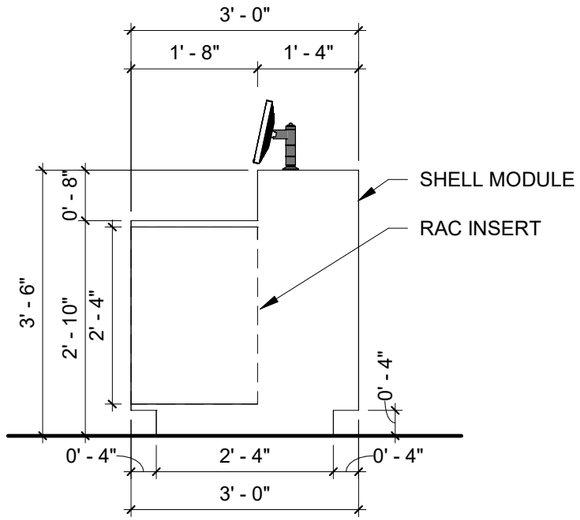
INTERIM BOOTH LOCATIONS - PART C

0' 8' 16' 32' 48'

1/16" = 1'-0"

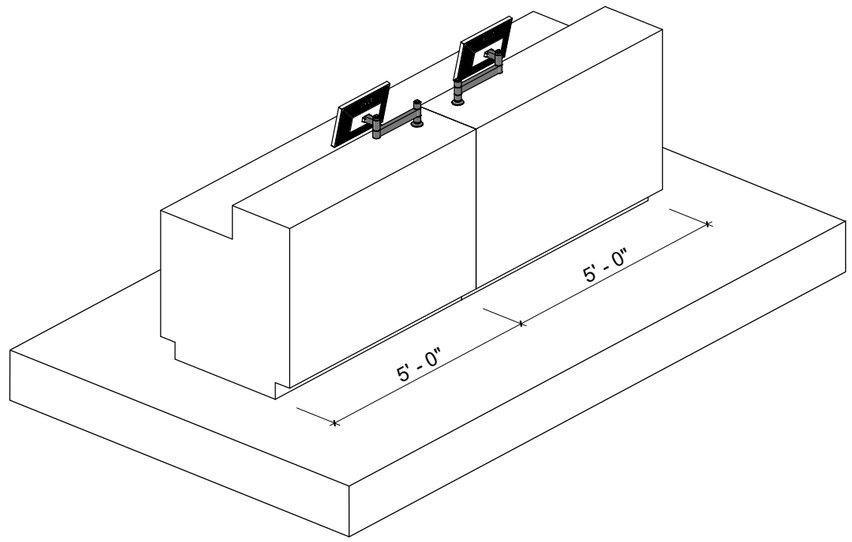


KEYPLAN

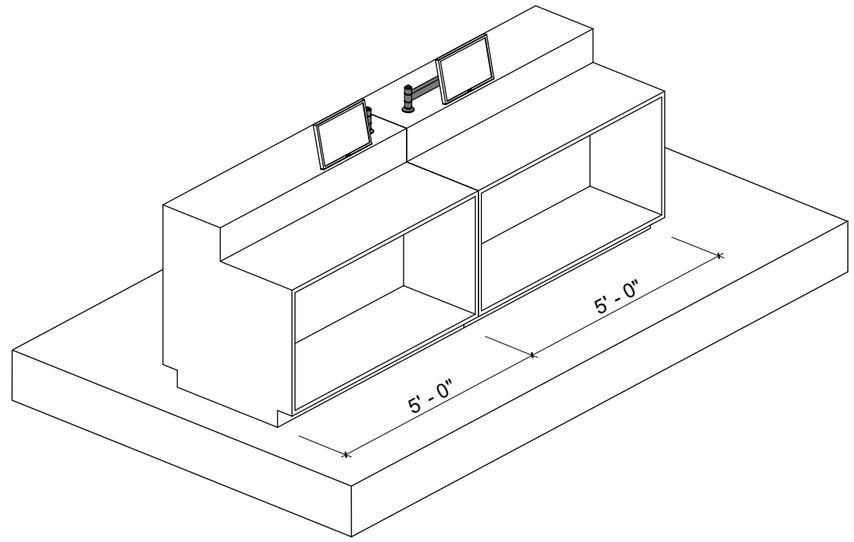


INTERIM COUNTER DETAILS

1/2" = 1'-0"



CUSTOMER VIEW



EMPLOYEE VIEW

8.0 APPENDIX

8.2 Specifications

Specifications are included to maintain continuity with-in all tenant spaces.