



DALLAS/FORT WORTH  
INTERNATIONAL AIRPORT

## Rental Car Center Design Criteria Manual



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Planning & Real Estate Department

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## **SECTION 1 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.

### **1.2 Definitions**

Following are definitions of terms used throughout this manual:

ADA – American Disabilities Act

CCTV – Closed Circuit Television

DFW Design Criteria Manual (DCM) – Guidelines and parameters for all design and construction within the boundaries of the Airport.

### **1.3 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.

#### **1.4     *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.



## SECTION 2 Common Areas - Signage

### 2.1 Arrivals Curbside

- A. 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 Company'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.



- B. Reserved Parking – At the Arrivals level, designated parking spaces will be provided for off-airport rental car company pick-up. All off-airport rental car companies serving the Airport are required to pick up and drop off their customers at the DFW Rental Car Facility. Pick-up and drop off at the airline terminals is prohibited.



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



Display Window

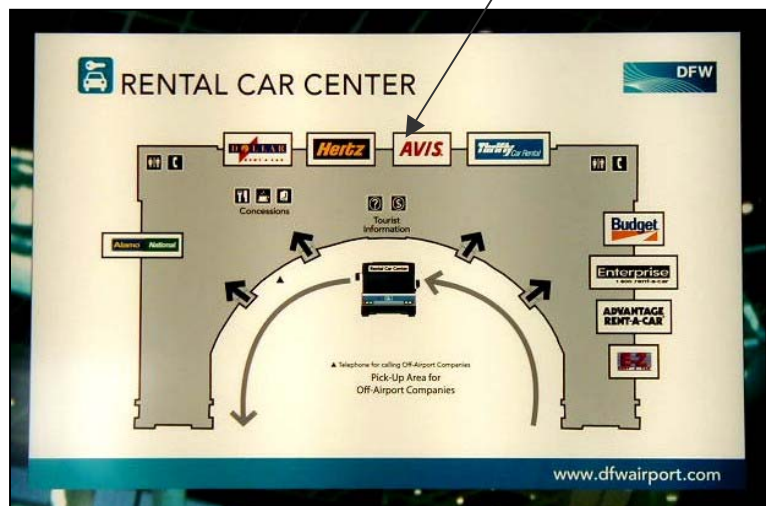


## 2.2 Common Building – Lower Levels

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



Corporate Logo







**B. Lobby Signage** – Each rental suite shall be required to display signage on the lobby facia with the company's operating name. Text shall be 12" high, horizontal brushed channel letters, with a 2" return. The font shall be Helvetica Medium, in upper and lower case letters. Normal spacing shall be used. The signage may be located in the facia of a bay of choice within the tenant's lease frontage. The signage must be centered above the bay, both horizontally and vertically. Concealed clips shall be utilized for the mounting of the signage. Only one sign per suite is permitted.

**C. Building Directional Signage** – Building directional signage shall match the existing signage in the building. The following criteria shall be used for the signage:

- Sign Materials: .125 aluminum exterior shell with aluminum frame.
- Sign Colors:
  - Sign Face: Black with 1/8" thick white rule.
  - Back Plate: Horizontal brushed aluminum with 1/8" thick etched rule and applied vinyl arrow.
- Edge Colors: To match adjacent sign face color(s).
- Message Color:
  - Arrow: Black
  - Copy: White
- Typestyle: Helvetica 75 Bold.
- Type Size: 3" cap height.
- Symbol Size:
  - Arrow: 5"
  - Glyphs: 6"
- Message Application: Vinyl die cut.
- Installation: Mechanically attach sign to columns or to structure above ceiling. Aircraft cable hanging system mechanically attached between columns. Cables must be held tight without sag. Use Jakob Inox Line hardware (800.444.2671) or approved equal. Sign panel to be mechanically secured to aircraft cable. It is the responsibility of the Sign Contractor to study relevant architectural details in order to develop attachment details and ensure accurate installation. For column mounted signs, mechanically attach to existing concrete column with no visible fasteners.

Aircraft  
Cable

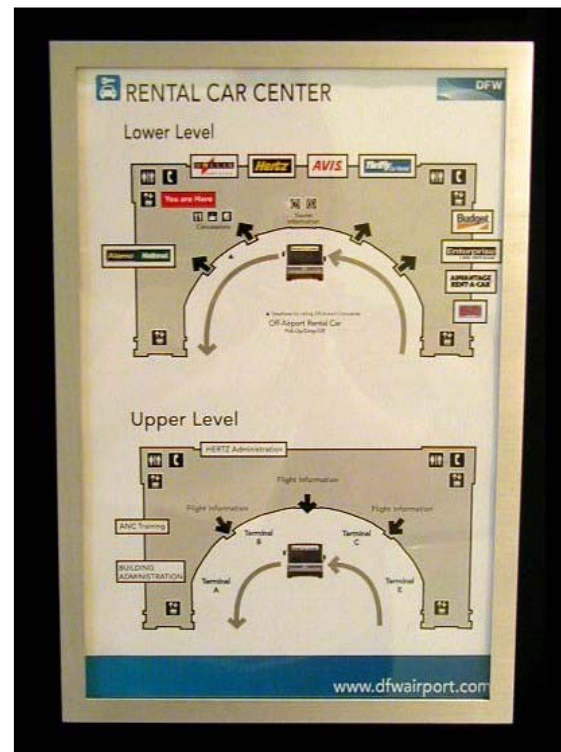


Back  
Plate

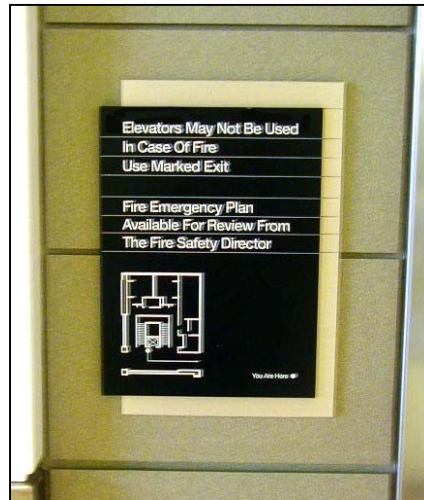
Sign  
Face



- D. Elevator Directory – The elevator directories will have the company-operating name and will designate counter locations with their companies' corporate logo on the floor plan graphic. The company logos will be a consistent height for all companies.



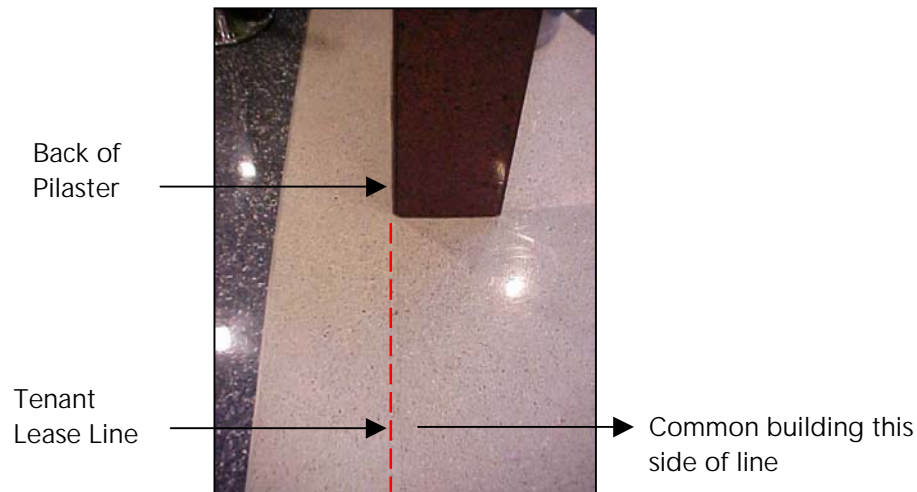
- E. Elevator Emergency Signage – Signs located at each bank of elevators will advise building occupants that elevators are not to be used in case of fire and will show routes to the closest emergency exits.



### SECTION 3 Counter Suites Finish-Out

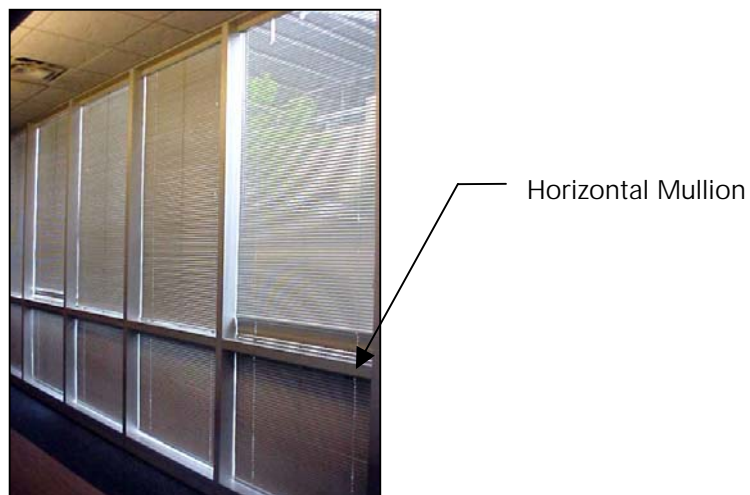
#### 3.1 Lease Line

The lease line at the front of the tenant space is located at the back of pilaster. The finish of this surface shall be included in the tenant finish-out. Refer to Section 3.2 B "Demising Walls" for finish-out requirements.



#### 3.2 Tenant Construction and Finishes

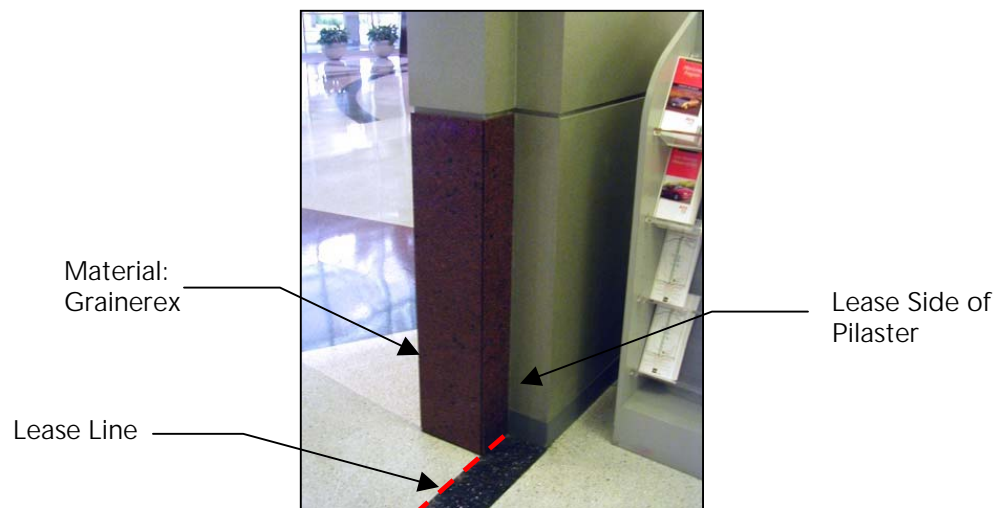
- A. Exterior Curtain Walls – If window-shading devices are desired, tenants will be required to install 1" clear aluminum finish or gray horizontal blinds. Each window must have a separate blind, prohibiting blinds from overlapping the horizontal mullion at 42". Blinds must be installed within the mullion 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 1" horizontal blinds 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.





B. Demising Walls – Insulation is required in demising walls between tenants to provide adequate sound isolation.

1. Pilaster – The finishes on the lease side of the pilaster should wrap the pilaster with reveals at the same height as the front of the pilaster. Tenants shall use with matching paint colors and synthetic stone material at the lease line.



C. Storefront at Frontage – If the tenant has less than 50% of the bay opening, the tenant must install a full height storefront system. Storefront horizontals must match the reveal height already established in the common building. The size and finish of the mullions are to match the existing storefront. The use of clear glass, frosted glass, or back painted glass is required. Modification of the storefront must comply with the following drawing.



#### D. Doors

1. Interior Doors – When visible to the public, interior doors shall be sapele veneer or a wood veneer chosen by the tenant, which matches the other wood finishes used within the lease space.



Matching  
Wood Veneer

2. Doors within the storefront system – The doors that lead the public to the garage shall be automatic sliding doors. Vestibules are encouraged. The finish shall be clear, anodized aluminum.





3. Door Mat – Door Mats at the exit vestibules must be recessed.



- E. Ceilings – Lay-in ceilings used in public areas shall be 24" x 24" in size. Where ceiling grid applications are utilized, Centricitee, 9/16" grid shall be used to match the ceiling grid in the Common Building. Ceiling tiles must have a tegular edge. Exposed structures will be prohibited. However, multi-level, drywall, recessed, and decorative pendants are encouraged. The tenant will be responsible for ensuring that all utilities above the ceiling that require access are accessible.



1. Speakers – The finish should match the adjacent ceiling color.



- F. Lighting – No surface mounted light fixtures or industrial fixtures shall be used. Pendant mount fixtures are acceptable and encouraged.



G. Finishes

1. Floor Finishes and Transitions – Tenants must maintain a terrazzo transition area along the entire length of their opening. The terrazzo divider strips shall match the Common Building in size and color. Colors and pattern of flooring must have Airport approval. The colors must replicate size and aggregate of Common Building mix and contain the mother of pearl chip at the same percentage as the Common Building.



2. Base – All base utilized in the tenant spaces shall be Airport approved, 2 ½" or 4" in height. The color must coordinate with the tenant finishes.

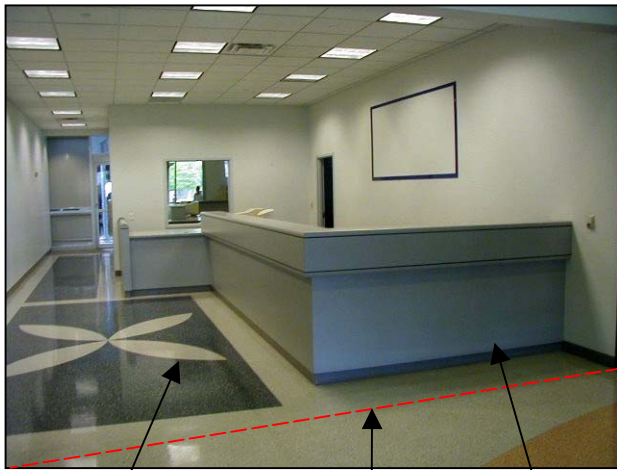


- H. HVAC – HVAC vents must match in color the adjacent ceiling tile or ceiling grid. The tenant-installed thermostat shall be an extension of the building system.



### 3.3 Furniture and Millwork

- A. Rental Counters - Rental Counters must be set back from the lease line as required to allow customer queuing. The finishes and colors of other millwork must match in design and complement the counter.



Customer  
Queuing  
Area

Lease Line

Required Counter Setback



- B. Public Millwork – Public millwork must be durable and must coordinate with the rest of the tenant finishes.



- C. Preferred Customer Program Features – Millwork and other Preferred Customer Program features are acceptable if located within the tenant lease space. Millwork must match in design and finish with other tenant finishes and must be made of durable high-quality materials.



- D. Planters – Planter container colors shall be black, gray, or silver and all must match in color and style within the lease space.



- E. Trash Cans – Must be painted black aluminum or stainless steel. Plastic containers are prohibited. Multiple trash cans within one lease space shall match.





### 3.4 Signage

Signage within the tenant lease space shall be a maximum font and logo height of 29". Monumental company signage must be located along the sidewall or back wall of the counters. All signage must be approved by DFW Airport.



- A. Stanchions – Tenant stanchions must be chrome, stainless steel, or black. All stanchions (queuing & signage) must match in finish within tenant space. All stanchions, easels, and signs must be behind lease line. Customer queuing must be contained within the lease space.

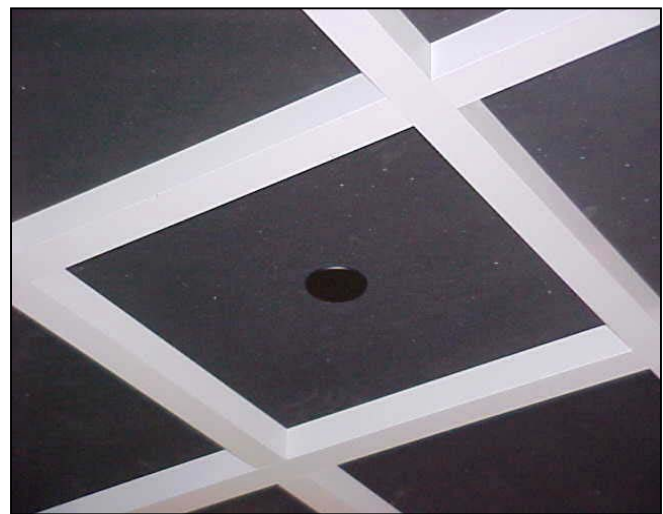


- B. Banners and Promotional Signage – Banners are prohibited. Promotional signage is acceptable but must be in a wall-mounted frame or in a stanchion frame. All signage is subject to Airport approval. Signage cannot be taped to the wall or glass, or hung by chains from the ceiling. All signage must comply with relevant codes.



### 3.5 Fire Protection / Detection Equipment

Tenant fire alarms must be an extension of the building system. Sprinkler heads shall be recessed in the ceiling and the color of the sprinkler covers must match in color with the adjacent ceiling. All public fire extinguishers must be recessed or semi-recessed with a brushed stainless steel finish and labeled to satisfy code.



### **3.6     *Security***

Alarm systems, which are independent of the building, are acceptable. Security grilles are prohibited. If a suite is not open 24 hours per day, the design shall incorporate other means of securing the counter.

## ***SECTION 4 Upper Level Lease Space***

### ***4.1 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.



- A. Hardware – Door hardware shall be lever style, brushed stainless steel, mortised with “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.

### ***4.2 Ceiling***

No exposed structure is allowed.

### ***4.3 Lighting***

Lighting shall be standard 2' X 2' parabolic.

### ***4.4 Finishes***

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



#### 4.5 Demising Walls

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

#### 4.6 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.



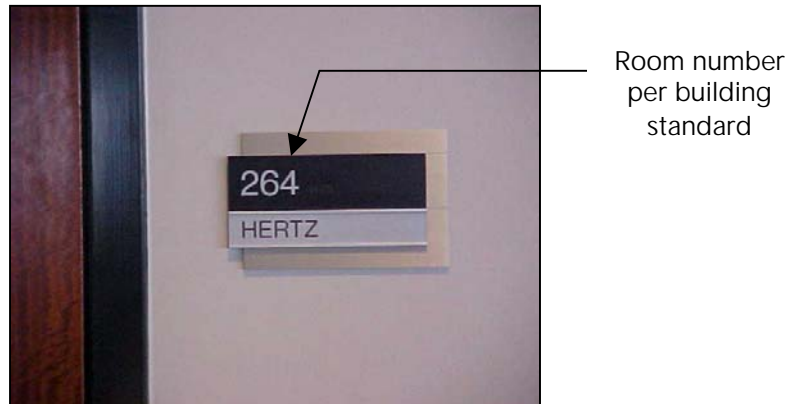
Drapery  
Pocket



½" Reveal

#### 4.7 *Signage*

Room Signage - Each door must be numbered using the building standard. The tenant name can also be added in black. However, the tenant "use" for the room shall not be displayed.



#### 4.8 *HVAC*

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

#### 4.9 *Fire Protection / Detection Equipment*

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

#### 4.10 *Condensate Drain*

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



## SECTION 5 *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.

### 5.2 *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.



### 5.3 *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 company color, however, the maximum letter height of the company name and logo shall be 12". Portable guard booths are prohibited.

On the upper level, kiosks will be required to accommodate the car return process and companies 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 company color, however, the maximum letter height of the company 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.



#### 5.4 *Barricade Bollards*

Barricade bollards will be the building standard. Companies will be prohibited from adding different bollards or barriers to their parking areas.



#### 5.5 *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.

### 5.6 *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.

### 5.7 *Striping / Wheel Stops*

To facilitate the future reassignment of parking spaces, the garage parking areas will be generically striped and numbered. However, each Company may require some additional pavement markings or parking labeling to 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 Company's specific operation, the Company can install temporary and/or permanent traffic circulation devices. All added devices will need to be removed at the termination of the lease.



### 5.8 *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.

### 5.9 *Trash Cans*

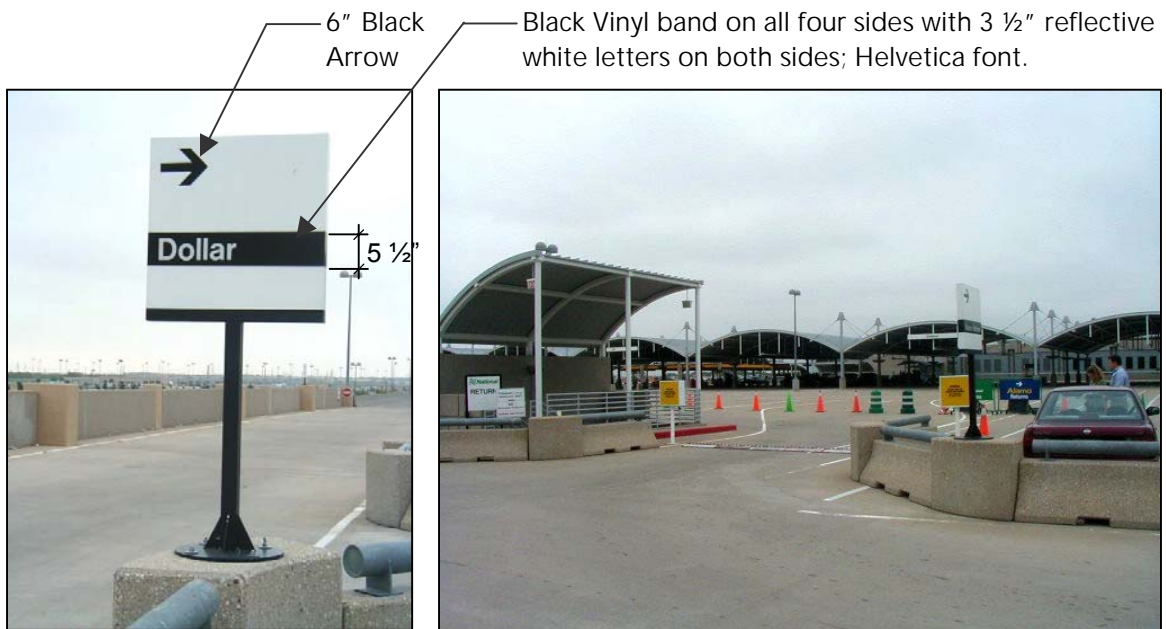
Exterior trash cans must be constructed from a durable and substantial material. Soft plastic trash cans are prohibited. Trash cans must have a closed top. The Building Manager must approve trash cans and furniture.

### 5.10 *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.

### 5.11 Free Standing Signs

- A. 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 company name will be displayed on both sides of the sign.



- B. "Rental Car Return Only – No Personal Vehicles" Sign – One "Rental Car Return Only – No Personal Vehicles" sign will be allowed at the return entry.





### C. Temporary Signage

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



### D. Tenant 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.



### 5.12 Lower Level Signage

- A. 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.



- B. 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.

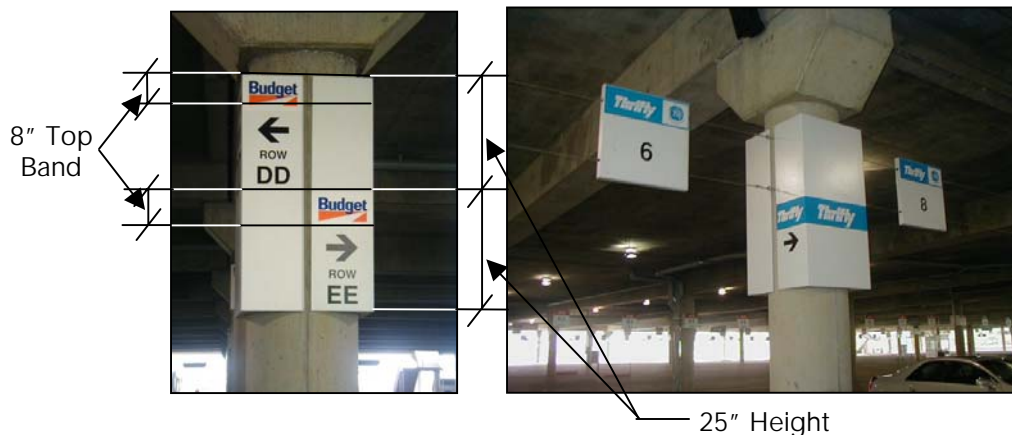




- C. Sign Pans – The standard size for parking space identifier sign pans is 25" x 25". The sign pan will have an 8" top band, which can be used to include the company name or logo. Text in the top band shall be a maximum of 5" in height. A 5" bottom band can be used for the company's preferred program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



- D. 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 company name and/or logo. In addition, the sign can have another 8" band at the midpoint of the sign for company name and/or logo.



- E. 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.



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



- F. Alternative Row Designator - If the sign is hung over the common walk, then the signage must accommodate other companies' 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".

Company #1  
Row  
Designator



Common  
Walkway



Company #2 Way  
Finding Signage

Company #1 Row  
Designator

### G. Illuminated Signage

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



### 5.13 Upper Level Signage

Large company 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 company 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.



### 5.14 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 Company, 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.

Edge of  
Garage  
Canopy



Signage perpendicular to canopy  
may extend to the outside column  
but may not face out.



Signage parallel to the  
garage canopy must be set  
back one bay.

- A. 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.





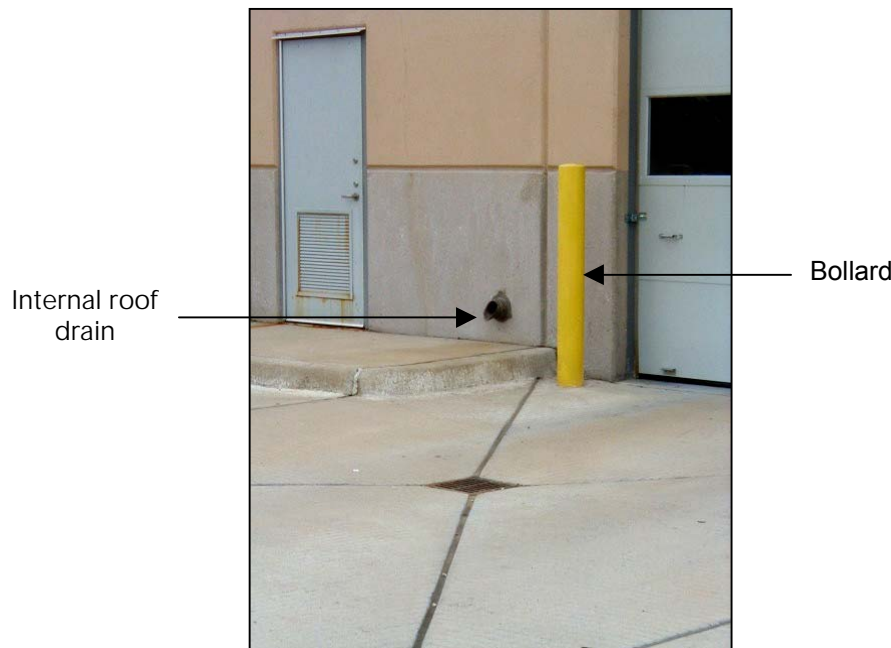
## SECTION 6 Exclusive Service Sites

Each rental car company will lease a remote exclusive service site, which will contain that company'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 company'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.

- A. **Bollards** – Painted steel bollards consisting of 6" diameter x 42" high x 1/4" 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.



- B. Standard Steel Doors and Frames – All exterior doors will be 3'-0" x 7'-0" flush design, 14 gauge, 1- $\frac{3}{4}$ " thick seamless construction with frames of 14 gauge, mitered corners and full welded unit construction. All doors will be provided with 1  $\frac{1}{2}$  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.



- C. 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  $\frac{1}{4}$ " 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.

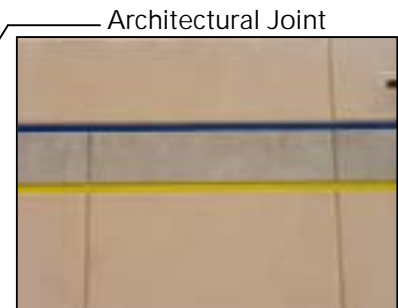
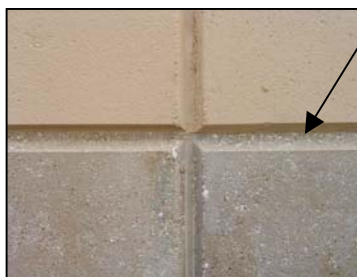
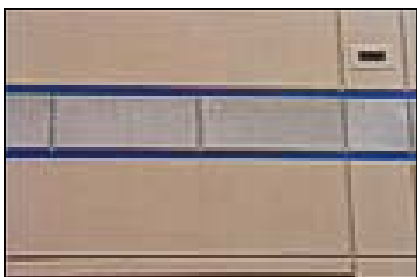


- D. Aluminum Entrances, Storefronts, and Windows – All aluminum entrance and storefront frames will be 2 ½" x 5 ¼" sectional extrusions, center glazed and finished in clear anodized aluminum, equal to Vistawall. Storefronts will be glazed with 1" insulated glass, equal to Viracon, and tinted glass VE-40#2. 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.



## 6.2 Structure

- A. 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).
- B. 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.
- C. 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.
- D. 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.
- E. Architectural Pre-cast Concrete – All pre-cast panels will be site casted with 4000 psi gray concrete, loadbearing, tilt-up panels. The typical 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.



- F. Civil – Grades in landscaped areas will generally have 1.0 to 2.0 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 in excess of 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 26<sup>th</sup> Avenue South.
  2. Telephone – Telephone service will come from either a GTE duct bank in the 26<sup>th</sup> 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 demarc cabinet located on the exterior wall of the building.
  4. Gas – Gas service will be provided off a proposed gas main in 26<sup>th</sup> Avenue South.
- G. 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.
- H. 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.
- I. 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.
- J. 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 26<sup>th</sup> 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  $\frac{3}{4}$  acre (more or less) of developed site. Storm drain pipe will be a minimum 18" diameter reinforced concrete pipe.

- K. 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.



### 6.3 *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 lites 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.



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

### 6.4 *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.



### 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.



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.



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.



### 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.



### 6.7 Lighting

- A. 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.





### 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.



- A. 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.



### 6.9 Interior

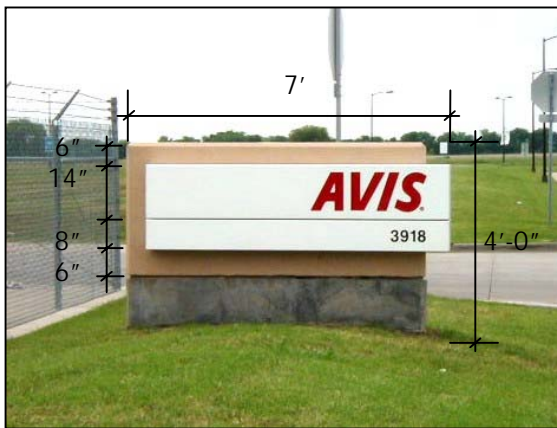
The office area finishes at a minimum, shall be painted gypsum board walls and vinyl composition tile floors. The office area can be subdivided into a reception/break room, manager's office, restroom, and storage room. A plastic laminate coffee bar with sink shall be provided in the break room with space 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.



### 6.10 Signage

- A. Monumental – 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 company name will be a maximum 10" high letter height and the address will be 3" in height.



- B. 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.





## **SECTION 7   *Miscellaneous***

### **7.1   *Concessions***

There are a couple of locations within the Common Building that allow for concessions. The design of the concessions 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.





## 7.2 Buses

Tenants will have their name and logo on a directional graphic in the bus. If a company 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



## 7.3 Roadway Signage

Along Passport Drive, there are numerous locations where tenants will have the opportunity to locate company 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.



