



Parking Management Plan for Gables Station

**Prepared by Legacy Parking
February 1, 2021**

PROJECT OVERVIEW

Gables Station, a Nolan Reynolds International development, is a mixed-use facility comprised of Retail, Residential, and Commercial space with a targeted completion scheduled for April 2021. A breakdown of usage is as follows (subject to change):

Residential – Life Time Living

- 495 Units
- Projected Ramp Up: 100 units presold; 30 units per month thereafter

Retail - Inline

- 16,000 SF
 - 4,500 SF of Graziano's Market
 - 11,500 SF TBD

Retail – Grocery

- 16,000 SF

Health Club – Life Time

- 65,000 SF of Life Time Athletic
- 25,000 SF of Life Time Office Coworking

Parking

- There are approximately 977 spaces in the parking deck. These spaces are located within the deck on 5 levels.
 - Level 2– 182 Spaces
 - Level 3 – 204 Spaces
 - Level 4 – 204 spaces
 - Level 5 – 204 Spaces
 - Level 6 – 183 Spaces
- Fully automated operating system
- Gated access control (RFID access cards) & Ticket Dispensers
- 2 Entry; 2 Exit

The parking for Gables Station relates to the operation and management of a single parking deck with 977 parking stalls, comprised of single spaces and available for both self-parking and valet parking. The curbside valet parking operation will serve any visitors coming to the property to include: Guests of residents, members of the health club, retail patrons, etc., who seek a higher level of service and convenience when visiting the property. In addition to the curbside valet, during peak hours, 9am-8pm (subject to change based on demand), we will have a valet assist option on levels 5 and 6 of the garage to stack cars to accommodate all the visitors

of the property. Directional signage will be placed in garage.

Also, 40 space will be made available within the Gables Station Garage for use by the City in its exclusive and absolute discretion as provided in Ordinance 2021-19. The garage operator for Gables Station shall issue 40 permit access cards to the City, providing 24 hour access in and out of the Garage. The City will provide vehicle and driver information to the garage operator for any access cards issued by the City. 15 of the parking spaces available to the City will be designated within the second level of the parking garage outlined in the garage layout on page 24 which will be located as close to the elevators or at such other similar location within the second level of parking as may be reasonably approved by Parking Manager. The garage operator for Gables Station will allow the City to post Coral Gables branded signs on those 15 parking spaces. The remaining 25 parking spaces will be shared use space in any non- reserved parking space that is available.

I. OPERATION

A. GARAGE

The Gables Station Garage consists of 5 floors with 977 parking spaces. The parking garage will be equipped with a WPS PARCs operating system with monthly card access devices located at all entry and exit stations into and out of the parking structure. In addition, a ticket dispenser will be available for transient customers who wish to self-park in the garage at the posted hourly and daily rates.

Customers parking in the garage will be subject to the following proposed rate structure which is subject to change based on demand and market rates:

Transient		
\$	3.00	0 - 1 Hour
\$	6.00	1 - 2 Hour
\$	9.00	2 - 3 Hour
\$	12.00	3 - 4 Hour
\$	15.00	4 - 5 Hour
\$	22.00	5 - 24 Hour

For grocery patrons, there will be complimentary parking and will have reserved spaces on the first floor in the garage. These spaces are highlighted in red in the garage layout section on level 2 of the garage.

For Life Time members coming to the facility, there will be complimentary parking for up to three (3) hours. Should the car be in the garage longer than three (3) hours, regular rates will kick in based on the time the car entered the garage.

B. PICK-UP/DELIVERY ZONE/DROP OFF ZONE – CURBSIDE VALET

Valet parking drop-off/pick-up will be located on the north side of the building. The exact location of the podium and route to the garage is to be determined due to the construction taking place. All customers utilizing the valet parking service will be subject to the following proposed posted rates which are subject to change based on the demand and market parking rates:

\$	9.00	0-2 Hours
\$	15.00	2-4 Hours
\$	25.00	5-24 Hours

Visitors will be charged for parking at a POS station (Flash Valet) located at the valet podium and these funds will be deposited into a Legacy Parking account. At the end of each month, a report will be sent to NRI with all the revenues collected by Legacy Parking as well as all the expenses for that month. All revenues plus all expenses will be on the invoice provided to NRI.

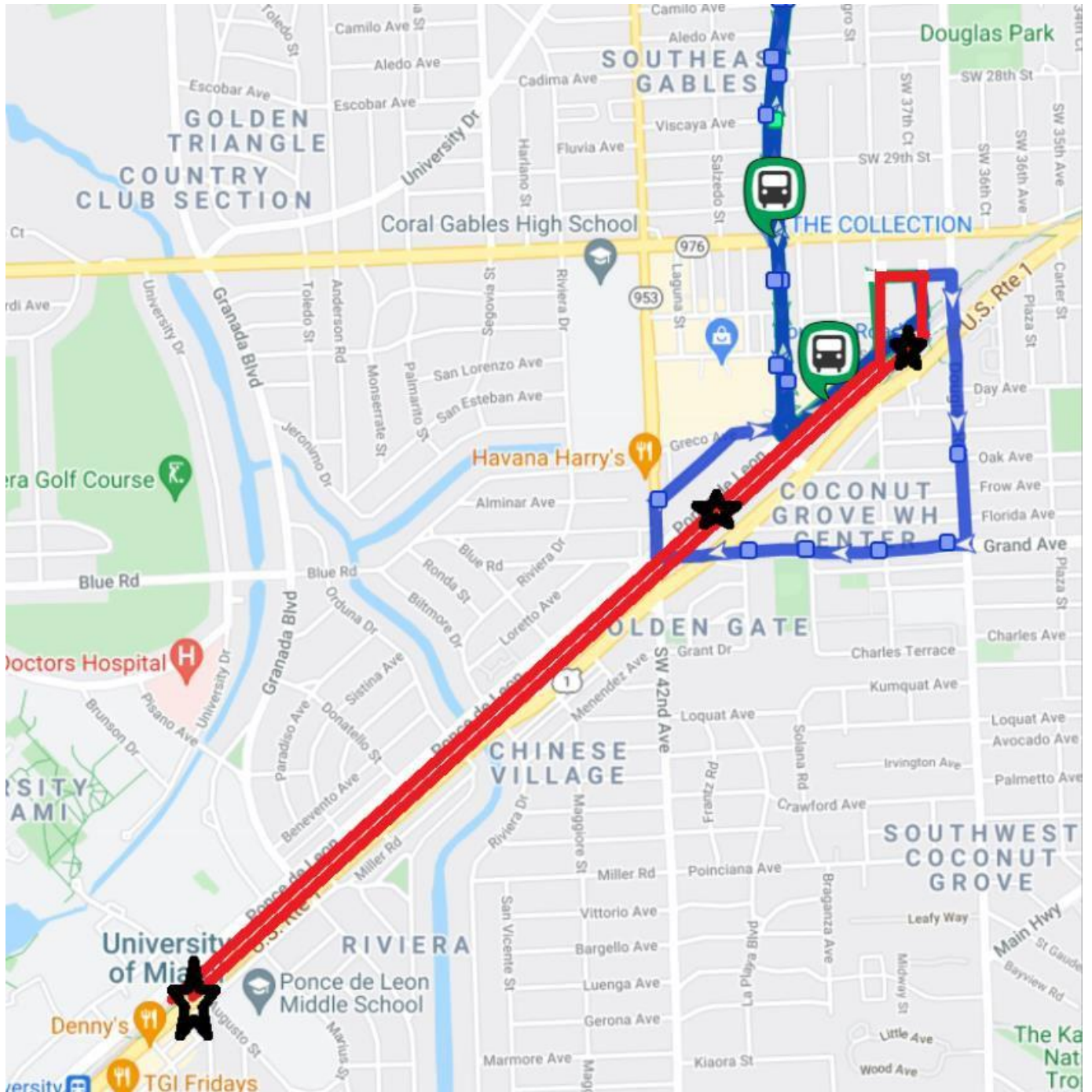
The drop off area for any Ubers/Lyfts, limos, taxis, shuttles, etc., will be in the valet zone. The Lead Valet will control the traffic on the drive and will keep the drive moving. For any pickups for residents, tenants, employees, and visitors, we will direct the taxi, limo, etc., to the end of the valet loading zone so that they are out of our way and not impeding with our operation. We will have the car pull up when the patron is ready and assist them getting in/out of the vehicle as well as assist with anything they may need such as directions, loading up the vehicle, etc.

C. TROLLEY

Gables Station will enter into an agreement with Academy Bus to provide trolley services to connect the project with University of Miami, Coral Gables Trolley and Miami Dade Transit (Metrorail) free of charge. This service will be available to all Coral Gables residents, trolley passengers, UM students, transit passengers or visitors to Gables Station. The long-term agreement with Academy Bus will meet the requirements of paragraph 4(A) of the development agreement and will serve as the required mobility contribution. The route for the "Transit Connector" will include (at a minimum) the Douglas Metrorail station, the University of Miami Metrorail station and Gables Station. Service for the Gables Station "Transit Connector" route will be provided throughout the day from 7 a.m. to 8 p.m. The developer will work with the City Parking Director after operation of the shuttle to implement strategies for improving operations and headway times.

The shuttle service is anticipated to start on July 15th.

Shuttle Service Hours of Operation						
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
7am-8pm	7am-8pm	7am-8pm	7am-8pm	7am-8pm	N/A	N/A



Below is the Agreement between the shuttle company for your review:

CONTRACT FOR TRANSPORTATION SERVICES

By and Between

ACADEMY BUS LLC

and

NP International

for

RESIDENT SHUTTLE SERVICES

THIS AGREEMENT, made by and between NP International (hereinafter referred to as 'CUSTOMER') having a principal place of business at 2020 Ponce de Leon Blvd.Suite:1104, Coral Gables, Florida; 33134 and ACADEMY BUS LLC (hereinafter referred to as 'ACADEMY') having a principal place of business at 3595 Northwest 110th Street, Miami, Florida; 33167 ("Academy").

WITNESSETH

WHEREAS, CUSTOMER requires Charter, Shuttle, and Emergency Relief Bus Transportation Services; and

WHEREAS, ACADEMY agrees, that upon execution of this contract, it will provide Charter Transportation Services to CUSTOMER as identified in Schedule "A" attached hereto; and

WHEREAS, CUSTOMER agrees that in consideration of the rate schedule provided herein to CUSTOMER by ACADEMY, CUSTOMER shall use ACADEMY exclusively as CUSTOMER'S motor coach transportation service provider for all events requiring motor coach transportation services, including but way of example and not by way of limitation, all charter groups, staff events, promotional events, emergency transportation services, ticket holder movements and events, and employee shuttles hereinafter collectively the "Motor coach Transportation Services" to be performed as part of this contract.

NOW THEREFORE, in consideration for the mutual promises, terms, covenants and conditions herein contained and for other good and valuable consideration the receipt of which is hereby acknowledged, it is agreed by the respective parties as follows:

1. **DESCRIPTION OF SERVICES.** ACADEMY agrees to provide Charter Bus Transportation Services to CUSTOMER as published in Schedule "A", ~~and to include all CUSTOMER'S motor coach transportation service required by CUSTOMER for all events, including by way of example and not by way of limitation, all van, shuttle, transit bus, or motor coach transportation including but way if example and not by way of limitation, all charter groups, staff events, promotional events, emergency transportation services, ticket holder movements and events, and employee shuttles~~ hereinafter collectively the "Motor coach Transportation Services" to be performed as part of this contract.

All such services shall be performed in accordance with standard industry practices and ACADEMY'S tariff terms and conditions. Service adjustments may be made by mutual agreement of the parties from time to time upon consultation. In such event such service adjustments shall be reduced to writing and made a part of this contract.

2. **SERVICE REQUIREMENT.** ACADEMY is to provide Charter Bus Transportation Services illustrated in Schedule "A", and set forth below:

The Company Shall:	
1.	Provide buses with required features on time
2.	Employ, assign, and supervise only qualified drivers for CUSTOMER charter bus services; the CUSTOMER reserves the right to replace any driver at its sole discretion.
3.	Assure that drivers are trained in bus operation, safety, and customer service.
4.	Maintain all buses, including routine preventive maintenance, all repairs, painting and cleaning.
5.	Prepare and provide reports on bus services provided to the CUSTOMER
6.	Comply with all applicable federal, state, and local laws, regulations, and ordinances.

3. **CONSIDERATION.** ACADEMY shall be paid the rate in accordance with the service published in Schedule "A". ACADEMY shall submit invoices for services performed each weekday. Payments by CUSTOMER to ACADEMY for services rendered shall be made weekly, as promptly as possible. Any payment properly invoiced which is not paid weekly

4. **EQUIPMENT.** ACADEMY agrees to provide appropriate bus equipment to provide the service. Such buses and equipment conform to all federal, state and local regulations concerning passenger safety. In the event of a breakdown or mechanical failure, ACADEMY shall supply comparable bus equipment within a reasonable amount of time..

5. **INDEPENDENT CONTRACTORS.** ACADEMY hereby warrants and represents that it is an independent contractor and is not an agent, servant, employee or representative of CUSTOMER.

6. **AUTHORITY OF AGENTS.** The parties hereby warrant and represent that each has the full and absolute authority to enter into the within Contract, so as to bind the respective parties to the provisions of this Agreement.

7. ADDITIONAL PROVISIONS. The services provided for herein shall include the cost of the following, which shall be provided by ACADEMY in accordance with applicable law and governmental regulations.

- i. All licenses, permits, governmental safety and other approvals, which are required to provide the services;
- ii. Operating costs of the buses including fuel, maintenance, labor, and repairs.

8. TERM OF THE CONTRACT(S) The term of the contract(s) shall commence on and terminate on . ACADEMY shall begin actual provision of the bus services on that date unless otherwise mutually agreed upon between CUSTOMER and ACADEMY. The contract may be terminated by CUSTOMER at any time during the term of this contract upon thirty (30) days prior written notice to ACADEMY.

9. CHANGE IN SCOPE OF WORK. In the event CUSTOMER requires a change in the scope of the work set forth in the contract(s), the rates set forth in the contract(s) will be the basis for the evaluation of such change. Change in the scope of services may include the addition or change in location and time, the number and types of buses required, driver requirements, and any other changes required by the CUSTOMER.

9.1 Subject to Paragraph 9 herein, CUSTOMER may from time to time make changes in the general scope of the contract(s) or in the time and place of pickup and drop-off and the number and type of buses provided by ACADEMY by written notice to ACADEMY. ACADEMY shall promptly comply with the notice and shall bring all subsequent services in conformance with the notice.

9.2 If any such change causes a material increase or decrease in ACADEMY'S cost of operation or the time required for attainment of required service levels, an equitable adjustment in the contract(s) rates or time allotted for fulfillment of the contract(s) shall be negotiated and the contract(s) modified accordingly. Any change, alteration, or modification of any contract(s) will be valid and binding only if mutually agreed upon and documented in a change in order issued by the CUSTOMER.

10. STANDARDS FOR CONTRACTOR(S) EMPLOYEE. ACADEMY is responsible for providing supervision to guarantee that the specifications and scope of work outlined in the contract are provided to the CUSTOMER. The telephone number of the assigned supervisor shall be provided for daily, emergency or non-routine service.

11.1. ACADEMY shall assure that the drivers adhere to the following general guidelines:

- Uniforms must be complete and worn at all times when on duty.

Uniforms must be clean, pressed, and presentable at all times.

Drivers must be familiar with service routes at all times.

- No smoking, eating, or drinking aboard the buses at any time. No boisterous language, profanity, or incivility at any time.
- No unnecessary communications over the two-way radio system.
- No purchase or consumption of any intoxicant or narcotic while on duty. Keep all buses clean and free of loose trash during each trip.
- Report all mechanical defects immediately.
- Use buses only in accordance with assigned duties.
- Operate buses in a safe, professional, and courteous manner at all times. No operation of unsafe buses or equipment.
- Drivers are not to engage in selling or buying of anything with customers while on duty.
- No use of radios, TVs, CD players, tape players video games or any other audio-visual device when operating the bus.
- Maintain routes and schedules; communicate with dispatcher. Have full working knowledge of the wheelchair lift operations.
- May not leave the bus unless it is safely secured.
- Provide hands-on assistance to all disabled passengers for boarding and unloading. Not use any CUSTOMER facilities without prior approval from the CUSTOMER.
- Use directional signals and obey all state and local driving laws at all times. Not talk on wireless phone devices while operating the bus.
- Report to and/or give immediately to Customer representative any found items for

appropriate handling.

12. **INDEMNITY.** (a) ACADEMY agrees to indemnify, protect, save harmless, and defend the CUSTOMER, its officers, employees, and agents from and against any and all claims, losses, costs, damages, and expenses, including reasonable legal costs and attorneys' fees, and demands of any kind whatsoever, whether for bodily injury (including death), damage to property (including the loss of use thereof), arising out of, or in connection with Academy's negligent acts or omissions arising out of operations or work performed by ACADEMY, its agents or employees in the performance of this Agreement, or its subcontractors, alone or with others, or through any act or omission on the part of ACADEMY, its agents, employees, or servants.

(b) Customer agrees to indemnify, protect, save harmless, and defend ACADEMY, its officers, employees, and agents from and against any and all claims, losses, costs, damages, and expenses, including reasonable legal costs and attorneys' fees, and demands of any kind whatsoever, whether for bodily injury (including death), damage to property (including the loss of use thereof), arising out of, or in connection with CUSTOMER's negligent acts or omissions alone or with others.

13. **DEFAULT.** In case of failure to deliver goods or services in accordance with the contract(s) terms and conditions, CUSTOMER, after due oral or written notice and reasonable opportunity to cure, may procure substitute goods or service from other sources and hold ACADEMY responsible for any resulting additional purchasing and administrative costs. This remedy shall be in addition to any other solution, which CUSTOMER may have.

14. **SUPERINTENDENCE BY CONTRACTOR(S).** The contractor(s) shall be responsible for all work means, methods, techniques, sequences, procedures, and coordination of all portions of the work under the contract except where otherwise specified in the contract. The contractor(s) shall at all times enforce strict discipline and good order among its employees and shall not employ any unqualified persons.

15. **SAFETY.** ACADEMY maintains an adequate safety program to insure safety of its employees, subcontractors' employees, and any or all individuals working under the contract(s). The Occupational Safety and Health Act (OSHA) provides for safety and health protection for employees on the job. ACADEMY is required to comply with OSHA standards. In addition, ACADEMY agrees to provide CUSTOMER, at CUSTOMER's request within a reasonable time period determined by Academy, information regarding ACADEMY'S safety program intended to be followed in pursuing work under the contract(s).

16. **GOVERNING LAW, CONSENT TO JURISDICTION, CHOICE OF FORUM.** CUSTOMER and ACADEMY agree that the contract(s) shall be governed by and construed in accordance with the laws of the State of New Jersey and Florida, regardless of the conflict of laws and principles thereof. Any legal action, suit, or other proceeding arising out of or in any way connected with the contract(s) may be brought only in the courts of the State of New Jersey, or in

the United States District Court for the District of New Jersey. With respect to any such proceeding in any such court: (a) each party generally and unconditionally submits itself and its property to the exclusive jurisdiction of such court, (b) each party waives, to the fullest extent permitted by law, any objection it has or hereafter may have to the venue of such proceeding, as well as any claim it has or may have that such proceeding is in an inconvenient forum.

17. **ASSIGNMENT.** ACADEMY may with CUSTOMER'S written consent which shall not be unreasonably withheld, assign, subcontract, transfer, or encumber its interest under the contract.

18. **NOTIFICATION.** The parties agree that any request, demand, authorization, direction, notice, consent, waiver, or other document provided or permitted by for providing interstate and intrastate charter bus services to be made upon, given, furnished, or filed with one party by another party shall be in writing and shall be delivered by hand or by deposit in the certified mails of the United States, postage prepaid, in an envelope addressed as follows:

TO ACADEMY:
ACADEMY BUS, LLC
3595 Northwest 110th Street
Miami, Florida 33167
Attn.: Mark A. Roman
mroman@academybus.com
Jferrara@academybus.com

With a copy to:
Ferrara & Associates
111 Paterson Avenue
Hoboken, New Jersey 07030
Joseph J. Ferrara, Esq.

CUSTOMER and ACADEMY agree that either party may change the name and address of the recipients by notifying the other party to the contract of such change in writing. Notice may be transmitted by mail, fax or other electronic means.

21. **ENTIRE AGREEMENT AND ITS ATTACHMENTS.** The contract(s) constitutes the entire agreement among the parties hereto pertaining to the subject matter hereof and supersedes all other prior and contemporaneous agreements, understandings, negotiations, and other discussions of the parties. There are no warranties, representations, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, amendment, or waiver of the contract(s) shall be binding unless executed in writing by the party to be bound thereby. No waiver of any of the provisions of the contract(s) shall be deemed to or shall constitute a waiver of any other provisions hereof, whether or not similar, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided.

22. **INVALIDITY.** If any provision of the contract(s) is found to be invalid, such invalidated provision shall be considered deleted from here and shall not invalidate the remaining provisions hereof, which will continue in full force and effect.

23. **CONFLICT WITH LAW or REGULATION.** Except as otherwise provided herein, if the fulfillment by ACADEMY of any provision of the contract(s) would conflict with, or cause it to fail to comply with the provisions of any applicable statute, regulation, or order of any state or federal agency or court, then non-fulfillment of such provisions shall be excused solely to the extent and for the duration of the conflict or noncompliance.

24. **FORCE MAJEURE.** In no event shall either party be liable to the other for any delay or failure to perform hereunder, which delay or failure to perform hereunder is due to causes beyond the control of said party, including, but not limited to, acts of God; acts of the public enemy; terrorist acts, acts of the United States of America, traffic conditions; fires; floods; weather conditions; epidemics; quarantine restrictions; strikes or any other labor disputes; and freight embargoes.

24.1 In the event that a delay in the performance of any provision of this contract is the result of conditions beyond the control of the party whose performance is required, then in such case the delay or failure to perform shall be deemed excusable delay, and the party claiming excusable delay must promptly notify the other party of such delay.

24.2 In the event of excusable delay, performance times under this Agreement shall be considered extended for a period of time equivalent to the time lost time directly associated with and caused by such delay which is excusable under this Article.

25. **TAXES.** Academy accepts full and exclusive responsibility and liability for payment of federal and state payroll taxes and for contributions for unemployment insurance, old age pensions, annuities, retirement, and other benefits, imposed for assessed under any provisions of any law, state or federal, and measured by wages, salaries or other remunerations paid or payable by Academy to its employees engaged in said services or in any operation incidental thereto, and agrees that each subcontractor who performs any part of said work will accept the same responsibility and liability with respect to employees of such subcontractor.

26. **MODIFICATION.** This Contract shall not be altered, modified, or amended in any way without the express consent, in writing, by the parties hereto. Further, all of the terms, provisions, covenants and conditions of this contract shall be binding on the parties hereto unless altered, modified or amended as aforesaid.

27. **INSURANCE.** Academy shall maintain at all times liability insurance of comprehensive automobile liability (owned, non-owned and hired general (plus premises and contractual) public liability insurance in the same combined single limit of at least \$5,000,000.00. Academy will add the following entities as additionally insured:

28. **ADDITIONAL TERMS AND CONDITIONS OF CHARTER.**

1. Tolls, parking, and other charges are to be paid by the CUSTOMER unless otherwise specified. Responsibility for obtaining permits to enter parks or municipalities, where required, is the CUSTOMER's unless specified otherwise above. ACADEMY shall not be liable for delay or non-performance resulting from road or weather conditions, labor difficulties, or any other causes beyond their control.
2. ACADEMY does not assume any liability for lost or damaged baggage. ACADEMY is not responsible for any items left on the bus after the group has disembarked the vehicle. Upon arrival at destination, the driver is to secure and park the bus and go off duty.
3. Fuel Surcharge: Academy reserves the right at its discretion to add a fuel surcharge to contracted rates, included as Schedule "B"
4. The CUSTOMER is responsible for notifying ACADEMY at the time of confirmation of the charter contract of any special needs for disabled passenger(s) during the period of service covered by the contract. ACADEMY agrees that there will be no additional charge for this.
5. The amount due from CUSTOMER is subject to full performance by ACADEMY in accordance with highest industry standards and practices: failure by ACADEMY to meet such standards and practices shall entitle CUSTOMER to reduced charges. Any limitations on the amount or extent of ACADEMY's liability hereunder will not apply in the event of ACADEMY gross negligence or willful intent. ACADEMY has the right to make any substitutions and/or changes of any kind in equipment, route, timing or anything having to do with the provision of service will be subject to prior notice to, and written approval from CUSTOMER. ACADEMY will carry and maintain in good standing, at its expense, all applicable industry required or standard insurance coverage with terms coverage and amounts that meet or exceed such requirements and/or standards. CUSTOMER will be listed as an Additional Insured during all periods of service. Any liability assumed hereunder by CUSTOMER is limited to damages incurred through the fault of the CUSTOMER, and not any that may be incurred as a result of the bus or any of its equipment, the driver or ACADEMY. The provisions included in this paragraph apply notwithstanding anything to the contrary elsewhere in this Agreement. In the event of conflicts, the provisions included in

this paragraph will control.

6. The CUSTOMER is responsible to secure storage of baggage in overhead racks. The CUSTOMER accepts full responsibility for injury or damage as a result of baggage or items stored by CUSTOMER falling from overhead racks.

7. The CUSTOMER is responsible for the costs to purchase, install and monthly fees associated with on-board GPS and Passenger counting technology systems. These fees will be charged monthly in the amount of \$450.62 during the length of the contract until fully paid off at which time only the monthly subscription fees will apply.

8. \$15,000 deposit is required before service starts to initiate billing cycle at the end of each month.

IN WITNESS WHEREOF, the parties hereto set forth their hands and seals this _____ day of April , 2021.

WITNESS: AS TO CUSTOMER

By: _____

WITNESS: ACADEMY BUS, LLC.

By: _____

Thomas F.X. Scullin
Vice-President & COO

Schedule: A

Shuttle Bus Transportation

Operate (qty:1) 24-30pax shuttle bus Monday-Friday from 07:00am-08:00pm

\$71.50 per hour. 4 % Annual increase Additional 5% Covid-

19 protocol surcharge.

Schedule: **B**

The base price per gallon cost of fuel shall be stipulated at a price of \$2.80 per gallon.

The average cost per gallon of fuel delivered the prior month shall be used in calculating the fuel surcharge for the coming month. The fuel surcharge will be applied against each invoice.

Average Cost Per Gallon

Surcharge

- | | |
|------------------|------------------|
| • \$2.01- \$2.25 | 0.5% |
| • \$2.26- \$2.49 | 1.5% |
| • \$2.50- \$2.75 | 2.5% |
| • \$2.76- \$3.00 | 3.5% |
| • \$3.01- \$3.25 | 4.5% |
| • \$3.26- \$3.50 | 5.5% |
| • \$3.51- \$3.75 | 6.5% |
| • \$3.76- \$4.00 | 7.5% |
| • \$4.01- \$4.25 | 8.5% |
| • \$4.25- \$4.50 | 9.5% |
| • \$4.51- ^ | To be negotiated |

D. VALET PARKING STORAGE AND VALET PARKING EQUIPMENT

Designated valet parking spaces will be located on level 1 (parking spaces 1-28). With these spaces closest to the entrance/exit of the garage, this will be able to decrease our park and pull times which

will provide for a better customer experience. We will also have the ability to block these cars in which will leave enough room for passing cars to safely get by. Additional overflow capacity shall be made available on levels 5 and 6 as needed.

Valet attendants will be equipped with an access credential to enter in and out of the parking structure allowing the operator to track and monitor accessibility and available inventory. Please refer to attachment for garage equipment specs.

We are recommending Flash Valet for our valet parking equipment. Flash Valet has many capabilities to enhance the operation from both a customer side as well as the operator/owner side. Flash Valet will give the customers an option to text for their vehicle, so it is readily available on the drive for pick up when the customer needs it. Through Flash Valet, Legacy will be able to process cash/credit card payments at the valet podium.

In addition to the curbside valet, there will be valet assist available in the garage during peak hours and/or on an as needed basis to ensure we are accommodating everyone coming to the property. Valet assist will be available on levels 5 and 6. Signs will be directing the customers to these sections should they not find any parking. Customers that are wanting to use the valet assist option or if they cannot find an open space in the garage, will drop their car off to the valet that will be stationed on levels 5 and 6. Valet will park the car in our valet assist section and will hold onto the keys and will retrieve the vehicle for the customer when they return. In the valet assist sections, cars will be blocked in to maximize the space in the garage. The valet assist service will be complimentary for all customers.

E. HOURS OF OPERATION

The garage will be open to public 24 hours a day, 7 days a week. The curbside valet will be open Sunday through Thursday 10am-10pm and Friday/Saturday 10am-12am. The valet assist in the garage will be open 7 days a week from 9am-8pm. Valet hours are subject to change based on the building's needs.

F. VALET STAFFING

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Valet 1	10am-5pm	10am-5pm	10am-5pm	10am-5pm	10am-5pm		
Valet 2	10am-6pm	10am-6pm	10am-6pm	10am-6pm	10am-6pm		
Valet 3	11am-3pm	11am-3pm	11am-3pm	11am-3pm	11am-3pm		
Valet 4	5pm-10pm	5pm-10pm	5pm-10pm	5pm-10pm	5pm-10pm		
Valet 5	5pm-10pm	5pm-10pm	5pm-10pm	5pm-10pm	5pm-12am		
Valet 6	6pm-10pm	6pm-10pm	6pm-10pm	6pm-10pm	6pm-12am		
Valet 7						10am-5pm	10am-5pm
Valet 8						10am-6pm	10am-6pm
Valet 9						11am-3pm	11am-3pm
Valet 10						5pm-10pm	5pm-10pm
Valet 11						5pm-10pm	5pm-10pm
Valet 12						6pm-12am	6pm-10pm
Valet 13						6pm-12am	
Valet Assist 1	9am-5pm	9am-5pm	9am-5pm	9am-5pm	9am-5pm		
Valet Assist 2	11am-7pm	11am-7pm	11am-7pm	11am-7pm	11am-7pm		
Valet Assist 3	5pm-8pm	5pm-8pm	5pm-8pm	5pm-8pm	5pm-8pm		
Valet Assist 5						9am-5pm	9am-5pm
Valet Assist 6						11am-7pm	11am-7pm
Valet Assist 7						5pm-8pm	5pm-8pm

By staffing the operation in the manner, Legacy will ensure that someone is always on the podium to greet guests and manage vehicle queuing. Legacy Parking will make the necessary staffing adjustments to ensure adequate staffing to accommodate demand while minimizing the impact on surrounding city streets. Valet Assist in the garage will be based on demand and on an as needed basis to accommodate the overflow of vehicles in the garage.

i. Lead Valet Duties & Responsibilities 15

» The Lead valet should always be visible to inbound and outbound guests.

- » All lead valet should greet guests with a smile and friendly welcome,
- » When ticketing a customer greet them with, “Welcome to Gables Station, my name is _____, how may I assist you today?”
- » Inform the guest of the parking rates.
- » If there is an available valet, they should open the passenger door.
- » Ask if any assistance is needed.
- » When ticketing the customer obtain the customer’s name.
- » Complete make/model, state tag and color of vehicle.
- » Make sure to note all damages on the ticket. If damage is found notify the customer before they leave.
- » Hand the guest their portion of the ticket.
- » Always advise the customer on how to obtain their vehicle. Text message, kiosks, etc...
- » Communicate with Manager on duty if additional resources are necessary.

ii. Valet Attendant Duties & Responsibilities

- » Enter vehicle quickly, do not slam the door.
- » Always take the last car on the drive-way (so working your way forward) unless otherwise instructed by lead valet.
- » Ensure that customer setting is not tampered with unless safety is an issue.
- » Check that the guest has not left their cell phone.
- » Drive with care.
- » Back vehicle into appropriate space.
- » Double check vehicle for damage.
- » Make sure windows are up, lights are off and doors are locked.
- » Complete ticket manually or via mobile application.
- » Check keys into the system.

G. POLICIES & PROCEDURES

i. Standards of Conduct

- » No valet shall leave his/her post without a valid reason and consent of the lead valet.
- » All vehicles will be taken into the garage in a safe and efficient manner. No vehicles are to be stored or staged in the drop zone for extended periods of time.
- » No valet should use a customer’s vehicle for any personal matter.
- » A valet may not show any favoritism on his/her “pulls” and “parks”. When a customer returns or need their vehicle, the valet will pull and park the vehicles accordingly, and listen to the supervisors/lead valets for instructions.
- » A valet may not touch and/or abuse or damage a customer’s personal items in the vehicle.
- » No valet shall communicate with a customer or co-worker in a way that is unprofessional.
- » Valets must follow the instructions of the lead(s), supervisor(s), and manager(s).
- » Insubordination will not be tolerated.
- » All valets must report to work in the proper and complete uniform.
- » Any deviation from the above rules may result in immediate termination.

ii. Opening Procedures

- » Ensure placement of valet podium and corresponding signage is properly placed and adequate
- » Confirm ticket stock and beginning ticket sequence is accurate

- » Confirm supply inventory is adequate (pens, key rings, rubber bands, etc.)
- » Audit operating bank funds and sign over totals
- » Mobile device, radio, key cards and keys are logged out
- » Log into mobile valet application and begin operations, if applicable

iii. Operations - Ingress

- » All customers are greeted by the Lead Valet and informed of the valet rates
- » Five-part valet ticket is issued and scanned into the system. Guest's first and last name is written on the ticket.
- » Valet Lead walks the vehicle checking for damage and taking pictures where appropriate. Claim ticket is issued to the guest with instructions on how to retrieve their vehicle.
- » Valet runner takes car to the valet storage area located in the garage.
- » Valet runner parks vehicle and notates any damage on the vehicle. The vehicle location is entered onto the ticket or entered into the mobile device. The third part of the ticket stays with the vehicles.
- » Valet attaches ticket to keys and drops them off at the key box, closing out the transaction. Keys are registered and logged in and secured inside the podium.

iv. Operations - Egress

- » Guest has (2) options to retrieve their vehicle - text or present ticket to valet.
- » Upon receiving text, valet lead will confirm receipt of text and issue the keys to valet for retrieval. For customers who present their ticket, the valet lead will pull keys based on ticket number and assign a valet to retrieve. The claim ticket is returned to the guest and verified upon turning over the vehicle.
- » Valet Lead scans ticket, collects fee due and saves transaction. The ticket number is displayed in the request queue at the vehicle storage area.
- » Once the request is saved, a valet runner will collect the keys and scan their ID badge and ticket to acknowledge their retrieval of the vehicle. This silences the alert signals and highlights the ticket number in the request queue allowing management to know how many valets are running for vehicles and how many sets of keys are staged for valets.
- » Valet runs to parking garage and retrieves vehicle. Valet returns vehicle to patron in a safe manner.
- » Valet scans ticket at bar code scanner after delivering car to patron, closing out the transaction.

v. Closing Procedures

- » Shift reports are completed by the Lead Valet, indicating opening and closing ticket numbers and cash/cc transactions processed during the shift by rate.
- » Cash operating fund is reconciled and prepared for upcoming shift.
- » Audit of keys and vehicles is conducted to confirm all keys are present for stored vehicle inventory.
- » Cash received is sealed in drop bag along shift report and dropped in on-site safe.
- » Mobile device, radio, key cards and keys are logged in.

vi. Daily Reporting Requirements

- » Daily Shift Reports

- » Daily Ticket Summary & Revenue Reconciliation
- » Daily Revenue Report
- » Nightly Key and Card Audit
- » Daily Bank Reconciliation
- » Daily Deposit Slip & CC Transaction Statements

H. MAINTENANCE/SAFETY

The Maintenance Porter will be responsible, under the direction of the Facilities Manager, for the overall maintenance and cleanliness of the garage. With the current COVID-19 Pandemic, we are putting extra emphasis on high touch areas to ensure these areas are always being cleaned and maintained. Our maintenance porter and valets will be wearing gloves and face masks for everyone's safety. The maintenance porter onsite 12 hours/day, 7 days/week. The Maintenance Porter will also be an ambassador for the garage and will be responsible for having knowledge of the area as well as the building to answer any questions and assist all the customers, tenants, and residents. Essential duties of the Maintenance Porter include but are not limited to:



Maintenance Porter Standard Operating Procedure

Purpose:

The purpose of this Standard Operating Procedure (SOP) is to describe the standard procedures to be followed by every Maintenance Porter on daily operations. This process ensures that maintenance porters operate in uniformity and safety manners.

If you have questions or concerns, please reach out to your direct report.

Policy:

Maintenance Porter duties and responsibilities

1. This form **must be** presented and signed the first working scheduled day by the Legacy Parking employee
2. Please be certain to read and interiorize and go over it with your direct report
3. It is required that the Legacy Parking employee sign this form accepting the responsibilities described in it
4. A signed copy of this form will be provided for the employee's record

Standards of Conduct

- The Maintenance Porter shall not leave his/her post without a valid reason and consent of the direct report
- Approach all encounters with guests and employees in an attentive, friendly, courteous and service oriented manners
- Attend all required meetings and trainings
- Maintain high standards of personal appearance and grooming which includes wearing the proper uniform
- Must be able to multitask and prioritize departmental functions to meet deadlines
- Maintain regular attendance in accordance with schedule and open in case of emergency
- Must be effective at listening to, understanding and clarifying concerns raised by employees and guests
- Heavy work – exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently
- Insubordination will not be tolerated
- Any deviation from the above rules may result in immediate termination

Duties and Responsibilities

Maintenance Technician will be responsible, under the direction of the Facilities Manager/Assistant Facilities Manager for the overall maintenance of the parking lot and all areas related to the day-to-day maintenance operations of the facility. Essential duties include but are not limited to:

1. Perform cleaning activities such as dusting, mopping etc.
2. Complete grounds work such as: grounds pick up, sweeping and light landscaping
3. Perform minor repairs:
 - a. Electrical, plumbing, carpentry, masonry, painting and pressure cleaning as needed
 - b. Repairing and treating structures in general
4. Check control panels and electrical wiring to identify issues
5. Collecting trash etc.
6. Conduct maintenance tasks such as Replace light switches, receptacles, light bulbs and fixtures as needed
7. Paint designated areas
8. Maintain, service, clean and properly store equipment
9. Check functionality of safety systems (e.g. fire alarm)
10. Inspect and repair all damages to building surfaces
11. Report to a facilities manager for issues
12. Responsible for 24 hours emergency maintenance in case of need
13. Schedule and complete preventative maintenance program
14. Ensure adherence to quality standards and health and safety regulations
15. Perform other related duties and activities as required

II. COVID-19 Safety Measures



Valet Attendant Standard Operating Procedure

Purpose:

The purpose of this Standard Operating Procedure (SOP) is to describe the standard procedures to be followed by every valet attendant on daily operations. This process ensures that valet attendants operate in uniformity and safe manners.

If you have questions or concerns, please reach out to your direct report.

Policy:

Valet Attendant duties and responsibilities

1. This form **must be** presented and signed the first working scheduled day by the Legacy Parking employee.
2. Please be certain to read and go over it with your direct report.
3. It is required that the Legacy Parking employee sign this form accepting the responsibilities described in it.
4. A signed copy of this form will be provided for the employee's record.

Standards of Conduct

- No valet shall leave his/her post without a valid reason and consent of the lead valet.
- All vehicles will be taken into the garage in a safe and efficient manner. No vehicles are to be stored or staged in the drop zone for extended periods of time.
- No valet should use a customer's vehicle for any personal matter.
- A valet may not show any favoritism on his/her "pulls" and "parks". When a customer returns or need their vehicle, the valet will pull and park the vehicles accordingly, and listen to the supervisors/lead valets for instructions.
- A valet may not touch and/or abuse or damage a customer's personal items in the vehicle.
- No valet shall communicate with a customer or co-worker in a way that is unprofessional.
- Valets must follow the instructions of the lead(s), supervisor(s), and manager(s).
- Insubordination will not be tolerated.
- All valets must report to work in the proper and complete uniform.
- Any deviation from the above rules may result in immediate termination.

Duties and Responsibilities

1. Notate all vehicle damage prior to taking possession.
2. Enter vehicle quickly, do not slam the door.
3. Always take the last car on the drive-way (so working your way forward) unless otherwise instructed by lead valet.
4. Ensure that customer setting is not tampered with unless safety is an issue.
5. Check that the guest has not left any valuables (cell phone, wallet, etc.) in the vehicle.
6. Drive with care.
7. Back vehicle into appropriate space.
8. Double check vehicle for damage.
9. Make sure windows are up, lights are off and doors are locked.
10. Complete ticket manually or via mobile application.
11. Check keys into the system.

Opening Procedures

- ❖ Complete inventory of keys and vehicles on site
- ❖ Ensure placement of valet podium and corresponding signage is properly placed and adequate
- ❖ Confirm ticket stock and beginning ticket sequence is accurate
- ❖ Confirm supply inventory is adequate (pens, key rings, rubber bands, hand sanitizer, etc.)
- ❖ Mobile device, radio, key cards and keys are logged out
- ❖ Log into mobile valet application and begin operations, if applicable

COVID-19 Safety Measures

The health and well-being of our clients, customers, and team members is of the utmost importance. We want to reassure all of our valued tenants, that as the Covid-19 situation continues to evolve, Legacy Parking is closely monitoring the Centers for Disease Control and Prevention, and local health department updates as well as following their recommendations on the appropriate health and safety measures daily.

- ❖ Enforcing "No Handshake Zones" when dealing with customers and coworkers.
- ❖ Always maintaining 6ft distance between yourself, coworkers, and guests.
- ❖ ALL valet personnel should wear gloves and masks at all times. Legacy Parking provides face masks and gloves for all employees with guidance on use.
- ❖ Legacy Parking will supply disposable covers for steering wheels and gear shifters.
- ❖ All of our valet stands will have hand sanitizer and disinfectant products. All team members will use hand sanitizer before and after the handling of keys, luggage, and other items.
- ❖ When assisting a customer with their vehicle, the valets will get approval from customer to use our Ultraviolet Light Sanitizer to sanitize keys and key fobs, steering wheels, door handles (inside and out) and gear shifts.
- ❖ When handing over keys back to customer, keys will be passed back on a tray to limit the contact between the valet and customer.

- ◆ When processing manual transactions, transferring of payment will also be passed back on a tray.
- ◆ In automated facilities, increased frequency in cleaning revenue control equipment and key kiosks used by customers.
- ◆ When possible, our teams are maintaining proper distance between self, guest, and coworkers, following the 6-foot social distancing recommendations.
- ◆ Requiring any employee who feels or shows COVID-19 symptoms (according to the CDC symptoms list) to stay home from work and contact their medical provider. Should you feel or show COVID-19 symptoms, you must let your Manager know immediately.

Operations – Arrival

***For all interactions, you must always maintain 6 ft distance between yourself, coworkers, and guests ***

- When customer arrives to the valet loading area, Supervisor or Valet will need to have a new set of gloves on before opening the door for the customer(s).
- Valet will greet customer with "Welcome to the Gables Station, my name is _____, how may I assist you today?"
 - When guest gives you their name, it is important to use the guest name 3 times during your interaction with them.
- If customer would like to valet, inform the customer/guest of the parking rates, payment options and offer assistance.
 - If short term or transient guest, they will have the option to pay through their phone through the text message they were sent for their "ticket". This is the preferred option as this will limit the close interactions at the valet podium. The second option would be to pay the valet directly with cash or credit card at the valet stand.
- With the ticketless valet option, it is required that we get the customer/guests phone number and input into Flash Valet when creating a new ticket. It is important that we are confirming their phone number as the text they receive will be their "ticket".
- Inform guest/customer the retrieval process.
 - Guest will need to text "CAR" to the phone number they received their "ticket". A response will then be sent back to the guest with how long it will take for the vehicle to be ready.
- Supervisor or Valet will input all the guest's vehicle information in Flash Valet, check for damage while the car is still on drive, and ensure there are no valuables left in vehicle. If damage is found, guest needs to be notified before they leave, so they are aware of the damage before we take possession of the vehicle. If you see any valuables (phones, wallets, etc.) please inform guest before they leave the front drive.
- Before leaving the front drive and getting into the vehicle, valet will get approval from guest to use the Ultraviolet Light Sanitizer wand on the high touch points in the car to include the steering wheel, gear shifters, door handles, center console, keys, etc. In addition, disposable covers will need to be put on both the steering wheel and the gear shifter.
- Valet runner takes car to the valet storage area located in the garage. Valet will ensure all windows are up, lights are off, and doors are locked.
- The vehicle location is entered onto the key tag and entered into the Flash Valet device.
- Valet attaches tag to keys and drops them off at the key box, closing out the transaction. Keys are disinfected using the Ultraviolet Light Sanitizer wand, registered and logged in, and secured inside the podium.
- Valet will dispose of gloves and clean hands using hand sanitizer.

Operations – Departure

***For all interactions, you must always maintain 6 ft distance between yourself and guests ***

- Guest texts for the vehicle.
- Supervisor or Valet will then accept the vehicle and quote guest approximate time of when car will be ready on the drive. Standard retrieval time will be 10 minutes. A valet runner will have a new set of gloves on, collect the keys and scan their ID badge and ticket to acknowledge their retrieval of the vehicle. This silences the alert signals and highlights the ticket number in the request queue allowing management to know how many valets are running for vehicles and how many sets of keys are staged for valets.
- Valet runs to parking garage and retrieves vehicle. Valet returns vehicle to front drive in a safe and timely manner.
- Remove any valet tags on keys and in car.
- Before returning vehicle to guest, car will need to be disinfected.
 - Remove the disposable covers for the steering wheel and gear shifters.
 - All high touch points in the vehicle will need to be cleaned, with approval from guest, using Ultraviolet Light Sanitizer wand— steering wheel, gear shifter, door handles (inside and out), center console, etc.
 - Valet will properly dispose of all cleaning supplies, disposable covers, and gloves used.
- Using a new set of gloves, Supervisor or Valet will assist guest with luggage.
- Supervisor or valet will confirm payment was received.
 - If transient guest, in the Flash Valet device their ticket will be highlighted green and marked "paid" showing that they paid through the texting option.
 - If guest has not paid, in the Flash Valet device their ticket will be highlighted red showing that it has not been paid. We will need to collect payment from guest with credit card/cash at the podium or they can still pay through their phone using the text message they received for their "ticket" after texting for the vehicle.
- Supervisor or Valet will pass keys to the guest on a tray after the key has been disinfected using the Ultraviolet Light Sanitizer.
- Thank guest for visiting Gables Station – "Thank you for visiting Gables Station and we hope to see you soon! Is there anything else we can assist with?"
- Valet scans ticket at bar code scanner after delivering car to patron, closing out the transaction.

III. MONTHLY PARKING MANAGEMENT

- All monthly parkers will be required to sign up and fill out a Legacy Parking monthly form and provide to the parking manager with all their vehicle, contact, and payment information. This can be provided in person or in email to the Parking Manager. The preferred option for payment would be to enroll in autopay with your credit card. We would then take the funds out on the first of each month for you to stay current on your monthly billing. We also accept payments by check or ACH if that is what the parker prefers. Once the monthly parking form and the payment is collected, a monthly parker will get a monthly fob to gain access in/out of the garage.
- All monthly parkers will be able to self-park in any of the non-reserved single spaces in the garage on levels 2-6.
- For all residential monthlies, one car will be complimentary and \$200.00/month for any additional vehicle(s). One access card will be given for each monthly spot.
- For Life Time Members, their member pass to get into the building will act as their monthly pass will also act as their parking access card.
- Monthly Parking Rates

Monthly Rates		
\$	200.00	Residential
\$	100.00	Employee
\$	175.00	NR - Tenant

IV. OPERATOR

Legacy Parking Company will be the third-party operator of the valet service.

Legacy Parking Company
 455 N. Cityfront Plaza Drive, Suite 900 Chicago, IL
 60611
 (312) 464-0033

City Occupational License shall be provided once obtained (prior to commencement of operation).

V. INSURANCE

Legacy Parking shall maintain at all times, appropriate insurance coverage based on the limits outlined below:

- » Commercial General Liability Limits
 - \$2 Million per Occurrence / \$2 Million Aggregate
- » Worker's Compensation Limits
 - Coverage A – Statutory / Coverage B – Employers Liability \$1 Million
- » Commercial Umbrella / Excess Umbrella – \$10 Million / \$10 Million
- » Garagekeepers Legal Liability – \$1 Million each Accident
- » Automobile Liability Limits – \$1 Million
- » Employee Fidelity Blanket – \$250,000.00
- » Any other requirements as determined by the City Attorney, or other city department.

Guidelines for Handling Insurance Claims: Claims forms shall be available in the Parking Management

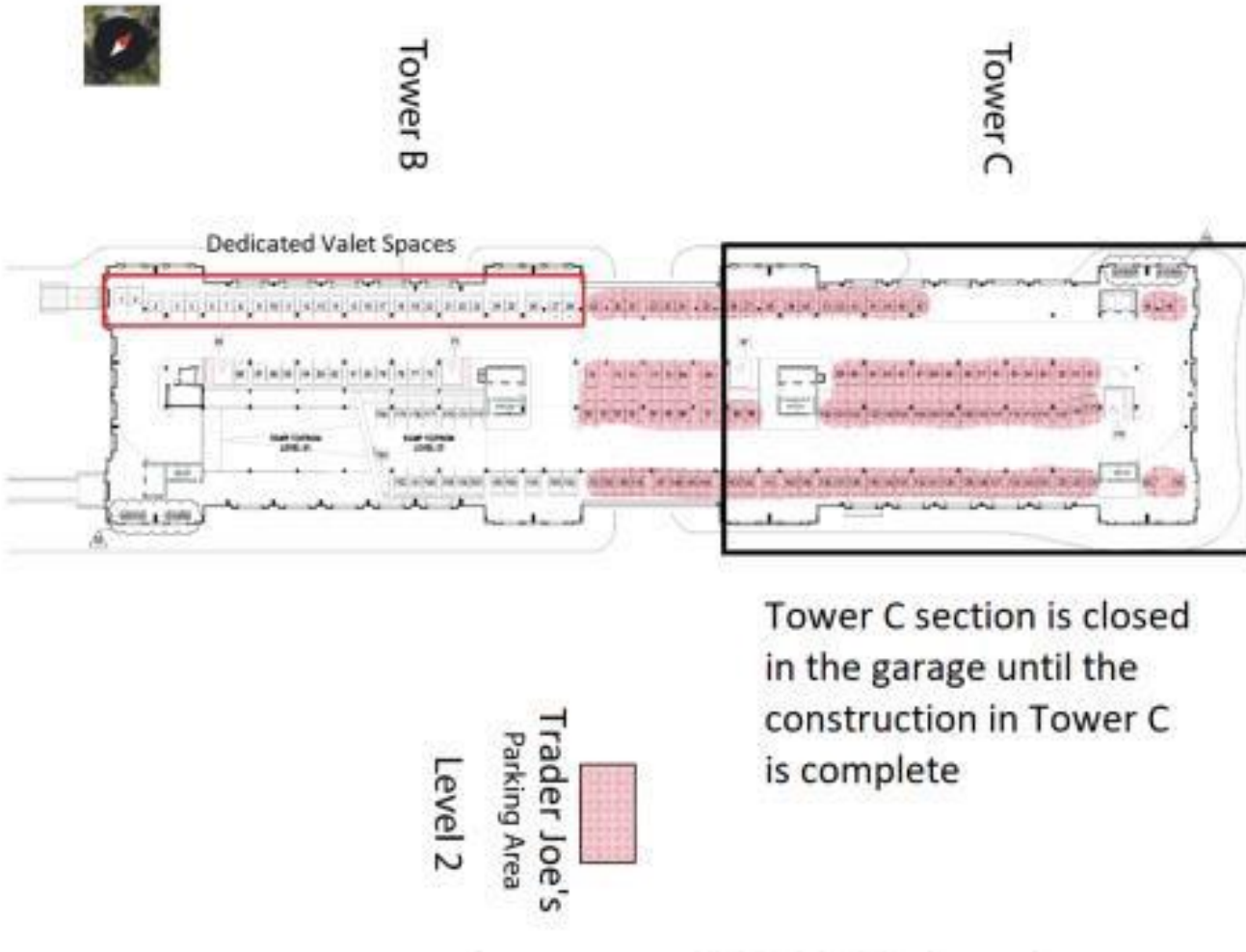
Office and the following processes will be observed.

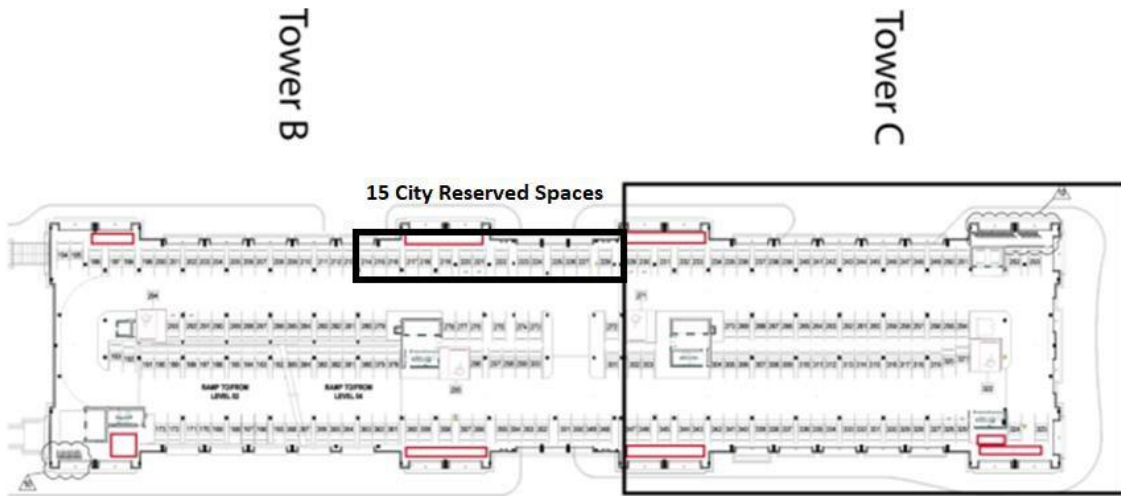
- » Immediate Accident Investigation: At the time of filing a claim, the Parking Manager will obtain from the claimant (the person completing the accident report) a statement of the event, including any injury incurred.
- » Identify Questionable Claims: Once a claim form is completed, the claim will be sent to the Parking Manager's corporate office for processing.
- » Auto Damage Claims: If a patron makes a claim for damage to the patron's property, Parking Manager will take a report on the incident. The claim will be forwarded to Parking Manager's corporate office for processing. Parking Manager's insurance department will review the claim and an investigation will be conducted. A determination is made usually in coordination with the state law on bailment.

Garage Layout

The Gables Station garage will be opened in phases due to the construction in Tower C that will not be complete when Tower A and Tower B are set to open. For Phase 1 of the opening of the garage, and while the construction is taking place in Tower C, the garage spaces under Tower C will be blocked off to prevent any cars from parking in that section of the garage. Once Tower C is complete, we will move to Phase 2 of opening the parking spaces located under Tower C and the whole garage will then be operating as normal.

Phase 1



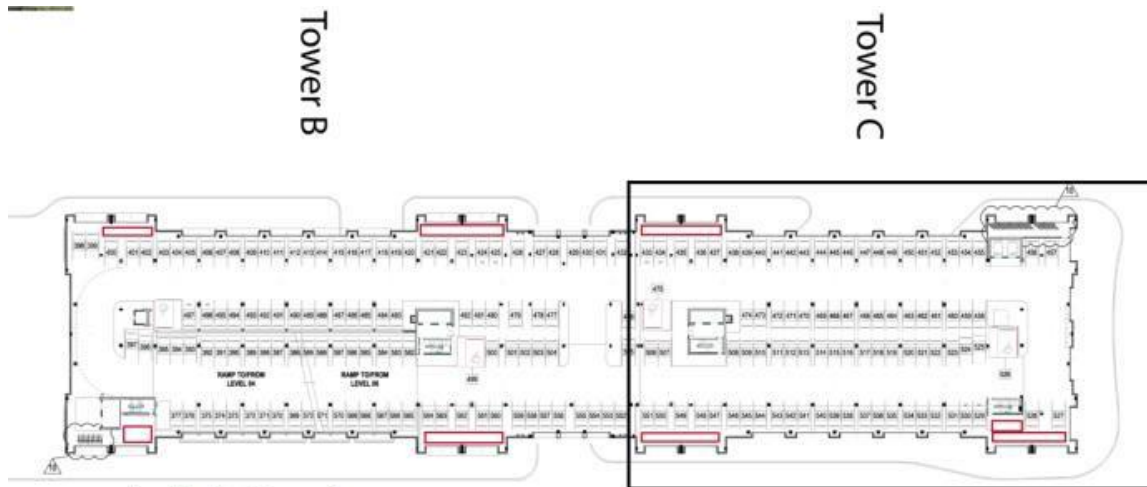


Parking for Tower A
Commercial and Retail
and Tower A and B
Residential

Tower C section is closed
in the garage until the
construction in Tower C is
complete

Level 3

Storage
Locker
Locations*
Potential



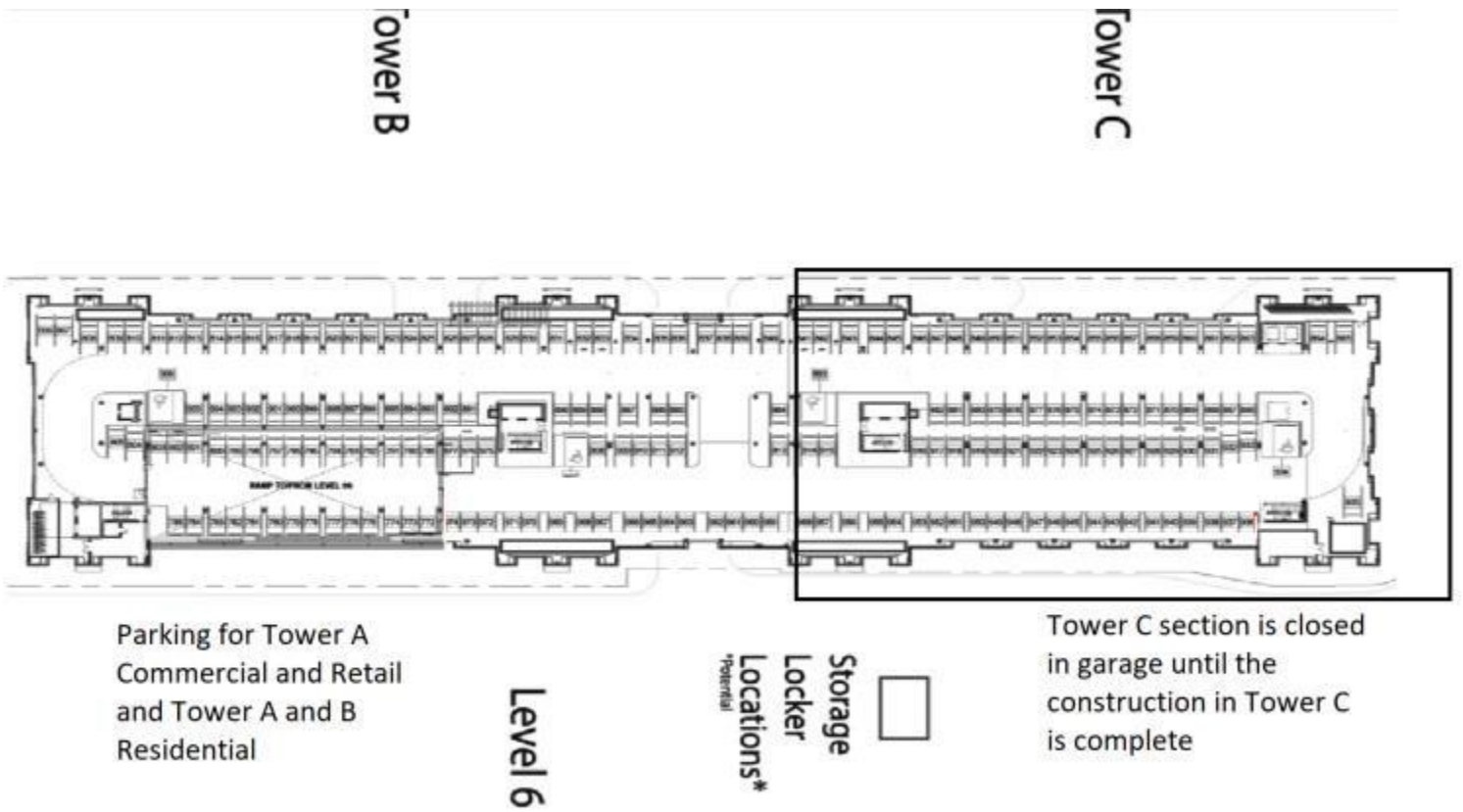
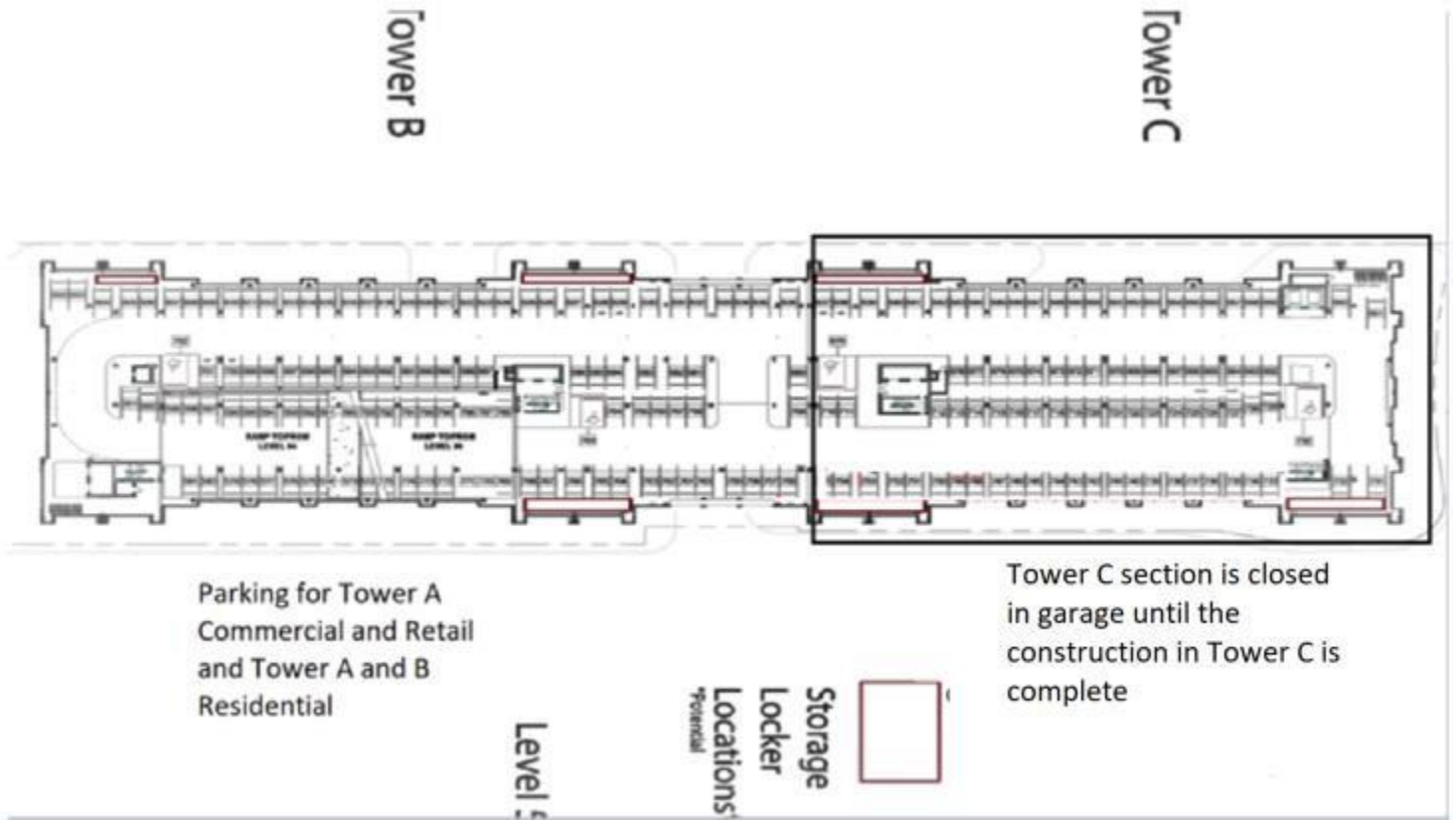
Parking for Tower A
Commercial and Retail
and Tower A and B
Residential

Tower C section is closed
in garage until the
construction in Tower C is
complete

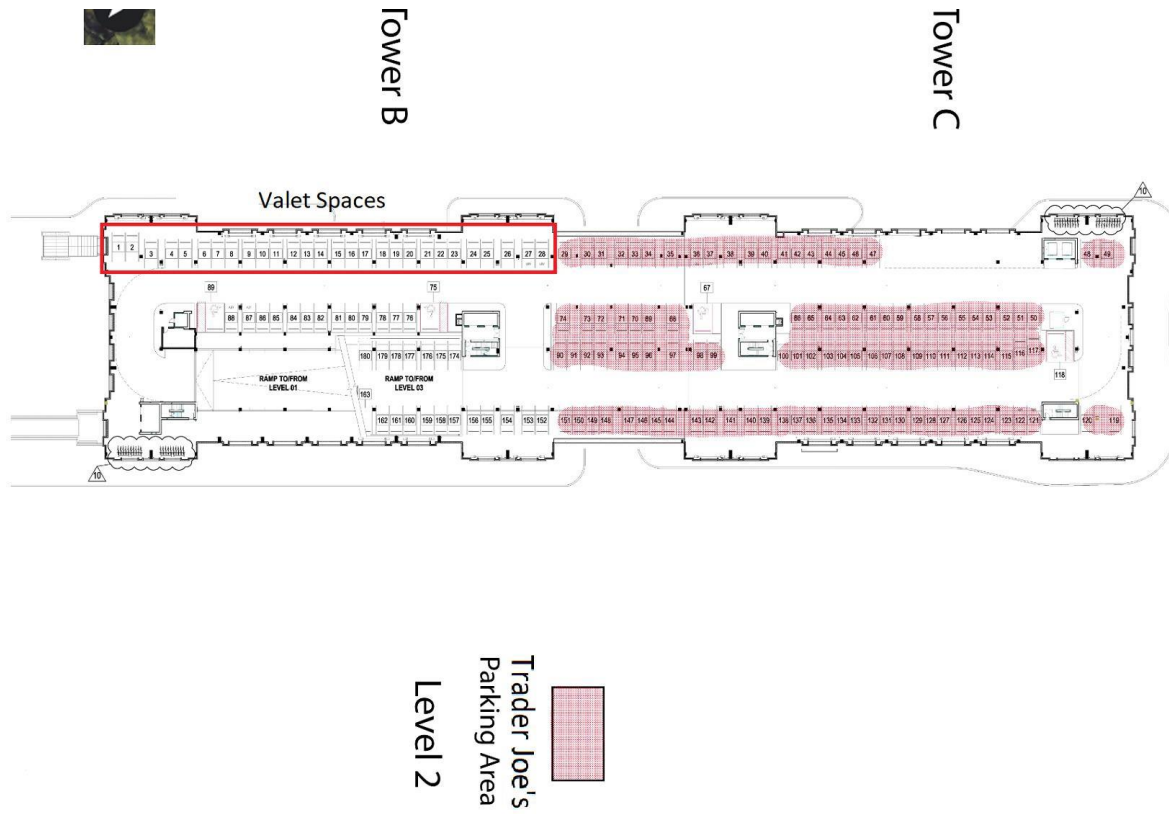
Level 4

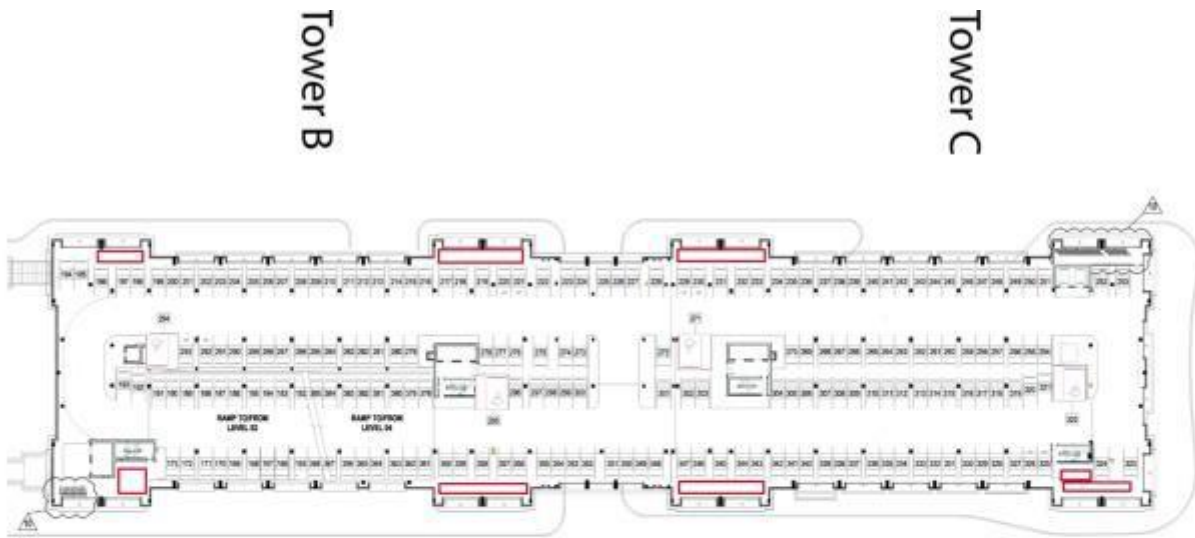
Storage
Locker
Locations:
Potential





Phase 2





Parking for Tower A
Commercial and Retail
and Tower A and B
Residential

Parking for Tower C
Residential, Retail and
Commercial

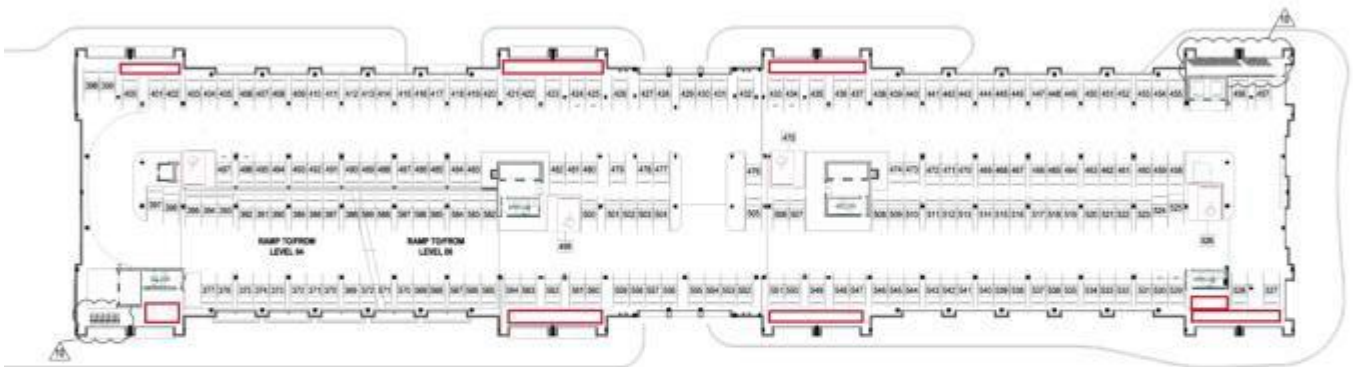
Level 3

Storage
Locker
Locations*
Potential



Tower B

Tower C

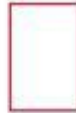


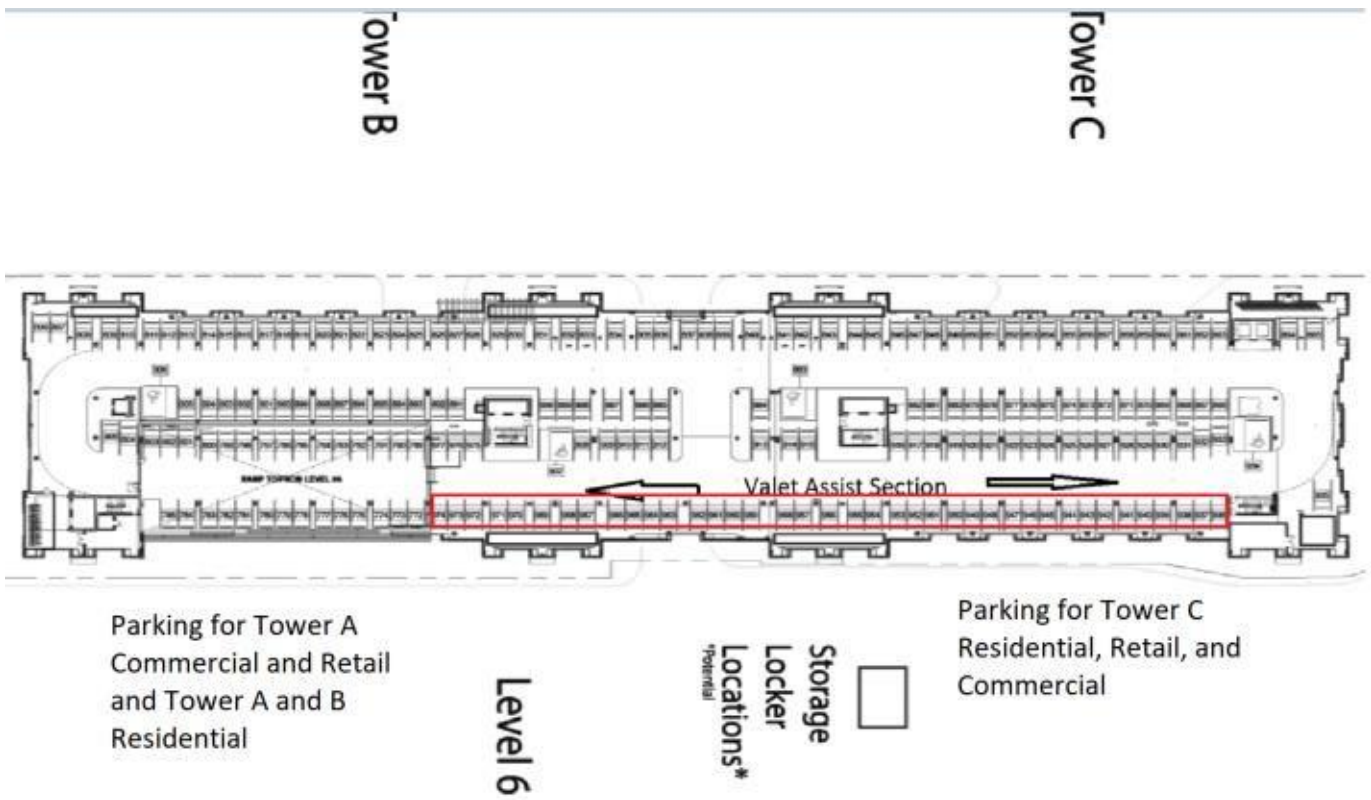
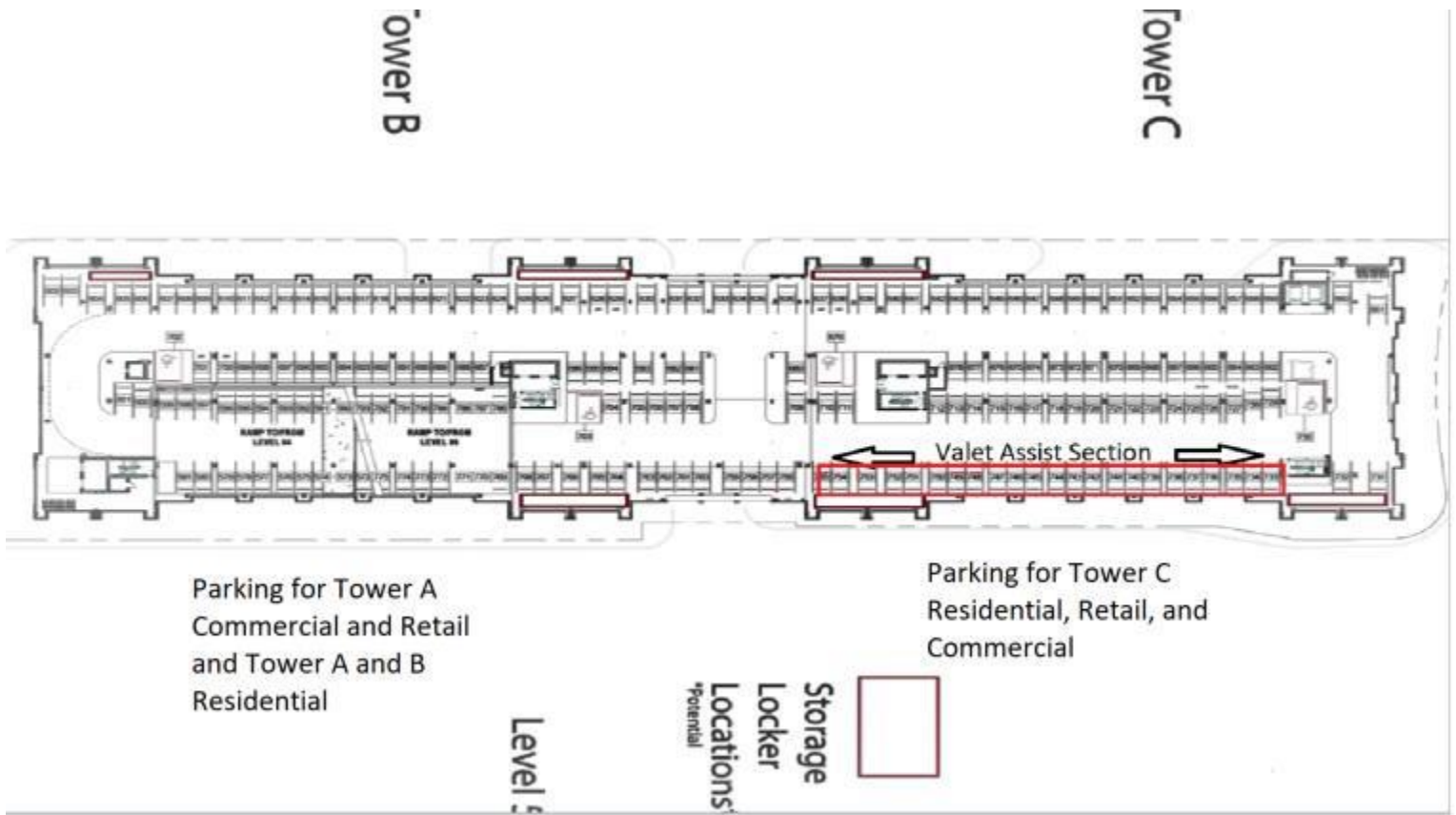
Parking for Tower A
Commercial and Retail
and Tower A and B
Residential

Parking for Tower C
Residential, Retail, and
Commercial

Level 4

Storage
Locker
Location:
Potential





Proposed PARC System – Valet



YOUR TOTAL VALET AND EVENT PARKING SOLUTION

FlashValet offers the most advanced cloud-based valet and event parking solution for any venue type and size. From hourly rates and validations to vehicle pictures and time/attendance, FlashValet allows you to manage and maximize your operation from a desktop, tablet, or mobile phone.



OVERVIEW

At FlashParking, our mission is simple: to perfect the parking experience. The parking industry has been dominated by complicated, unreliable technology and processes for too long. I'm sure you agree—your guests deserve more!

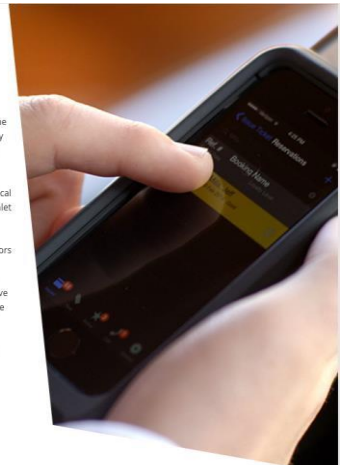
FlashValet offers the most advanced cloud-based valet and event parking solution for any venue type and size. Whether you operate one kiosk at a local restaurant or hundreds of valet stands in venues around the world, FlashValet is priced and customized to meet the unique needs of each location.

Our iOS-based app and cloud-run software platform enable parking operators to increase revenue, better manage operations, and improve the valet experience for valued guests. The FlashValet solution seamlessly integrates with hotel PMS, online parking reservations, and electronic validations to give you total control. With our award-winning platform, you can reliably manage your valet or portfolio of valet operations from the palm of your hand.

FlashValet is also part of FlashParking's fully integrated parking ecosystem, which delivers a unified platform for all our solutions:

- **FlashPARCS** (garage and parking lots)
- **FlashMobile** (mobile payments)

So no matter what your parking needs are, we have you covered!



BENEFITS

- | | |
|--|--|
| <p>iOS-based App
Perfect for valet at hotels, airports, restaurants, condos, hospitals, malls, and more!</p> <p>Traditional Valet
Guests receive a paper ticket upon check-in and can text for their vehicle, when they are ready to leave.</p> <p>Ticketless Valet
No paper tickets: guests can check-in with their mobile number.</p> <p>Event Parking
FlashValet is set-up to handle stadium-level as well as small event parking venues.</p> <p>Monthly Parker Module
The module offers an array of access options: guests can create and manage accounts online.</p> | <p>Award-Winning Platform
Named one of Inc. Magazine's "100 Most Brilliant Companies".</p> <p>Worry-free PCI Compliance
Let the only Level 1 Service Provider in the industry assume 98% of your PCI responsibilities.</p> <p>Valet Pay-on-Foot/Retrieval Kiosk
Give guests the ability to pay for and request their vehicle at a stand-up kiosk.</p> <p>Valet Monitor Module
Enhance guest experience by broadcasting vehicle request status on a large screen monitor.</p> <p>Future-Ready
Employ the latest tech with automatic software updates and interchangeable hardware.</p> |
|--|--|

WHY YOU'LL LOVE US?

We're different! As the only born-in-the-cloud parking technology provider in the industry, FlashParking is committed to perfecting the parking experience for customers as well as parking operators and asset owners. With FlashValet you can expect:

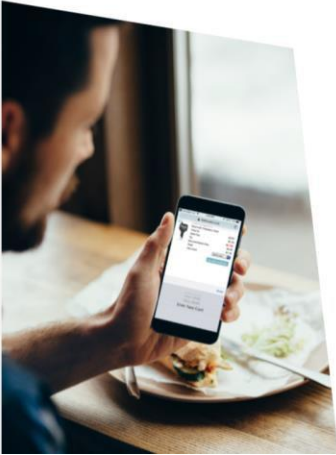
- 1 An affordable solution
- 2 A reliable, cloud-based platform
- 3 24/7 customer support
- 4 Increased profits with better revenue control
- 5 Seamless integrations with hotel PMS, eParking reservation systems, and electronic validations, offering you total control
- 6 Minimal lost keys with key tracking software
- 7 Photo records to prevent false damage claims
- 8 Fast deployment (average deployment of 2 weeks)
- 9 Surveys to get immediate feedback from your customers
- 10 Accountability and tractability at a personnel level to promote a safer operation



WHY YOUR GUESTS WILL LOVE US?

Guest impressions start and end at the driveway. FlashValet was built with your guests as the top priority. The minute a guest pulls up to your property, we help you deliver a truly VIP experience from beginning to end, including:

- 1 Fast vehicle drop-off and pick-up via text request feature
- 2 An intuitive and easy-to-use user interface
- 3 Convenient payments including: credit card, mobile payments, and cash
- 4 eParking parking reservation system integrations
- 5 A ticketless valet option for guest convenience
- 6 Remote vehicle requests via text, call, or online
- 7 Member/VIP parker program



CORE BENEFITS

- 1 Ability to see operations in real-time via phone or browser
- 2 Access to over a 100+ business intelligence and analytics reports
- 3 Automated and fully customizable reporting
- 4 Simple tracking of credit card payments, eParking reservations, and electronic validations, and more

ADD-ONS

- 1 Valet pay-on-foot/retrieval kiosk
- 2 Valet monitor module
- 3 eParking reservation module
- 4 Monthly parkers and members module
- 5 Hotel PMS and 3rd party integrations module



EQUIPMENT BRIEFING

FlashValet offers affordable monthly service plans for a variety of venue types and sizes. With less than an hour of training and no necessary expensive hardware required, you can power your venue with FlashValet as soon as tomorrow.

- Standard**
Great for low volume operations
- Pro**
Perfect for high volume operations
- Deluxe**
Required for these operations: condo, airport, hotel, resort, casino

HEADQUARTERS
FlashParking
3801 S. Capital of Texas Highway, Suite 250
Austin, TX 78704

SALES
sales@flashparking.com
800.213.3706

SUPPORT
support@flashparking.com
888.737.7465

ParkAdvance™ General

ParkAdvance™ is a whole shift forward in Parking Management Technology. The system design is a fusion of the very best in mechanical, electronic and software engineering bringing you unprecedented levels of functionality and versatility coupled with the outstanding reliability you have always expected from WPS.

Our meticulous hardware engineering not only focuses on aesthetics and durability but also provides a perfect combination of sophisticated features and ease of configuration and use.

WPS ParkAdvance™ software, ParkiD™, with its completely new IP based operating system architecture, is at the very forefront of excellent IT design. Unlike other systems, it has been designed specifically for today's interconnected world and provides a perfect platform to support your developing future parking system needs.

At WPS we believe that great engineering design should be inspiring – not only in itself but also in the way it provides new functionality, connectivity and flexibility to inspire exciting new possibilities for our customers.

Some of the Benefits



Uptime and Revenue

Proven hardware reliability and exceptional service are WPS hallmarks and already help our customers to deliver maximum up-time and consumer satisfaction. ParkAdvance™ further integrates real time remote monitoring and diagnostics to further improve support allowing us to work with you to manage component life and proactively deploy service support.

Combined with a whole host of new revenue generating features, such as streaming on-screen advertising, and the latest in highly accurate theft and fraud protection measures, Park Advance™ underpins maximum revenue generation from your parking operations.



Operating Costs

ParkAdvance™ not only improves revenue but offers the opportunity to drive down operating costs. The architecture is ideally suited to efficient, flexible and fully integrated management of single and multiple parking facilities to provide new ways of working. All this is complemented by comprehensive standard and customized reporting offering new levels of detailed, live management feedback and control.





ParkAdvance™ stations include

- Aluminum housing
- 12.1" LCD full-color display in PayStations
- 7" LCD full-color display in Entry & Exit Stations
- Intercom prepared or installed
- Modular design
- Wall mount prepared Pay Station
- Separate and lockable coin vaults in Pay Station
- Standard cabinet color: RAL 7021
- Equipment is available in a range of standard and custom colors as well as stainless steel faces

Standard packs* include:

	Traffic Blue	RA L 5017
	Traffic Grey	RA L 7042
	Black Grey	RA L 7021
	Traffic Yellow	RA L 1023
	Traffic Red	RA L 3020

* Standard packs include listed fascia colors set off with Black Grey RAL 7021

Optional

- Automatic Number Plate Recognition
- Various passcard acceptors
- Various proximity readers
- Integration of 3rd party readers possible
- Country specific chip & pin
- Various credit card readers possible
- Receipt printer /lost ticket printer
- Plinths: 15in (320mm) / 5in (120mm)
- LED ticket mouth

Some of the Benefits

Consumer Experience

First impressions always count, and even from a distance Park Advance™ tells your customers that you value high standards of quality. The whole design is focused on the customer and intuitive ease of use. The screens are fully configurable from your control room and can include audio/video instructions to assist consumers at the paystation alongside our fully IP based video intercom. Replacement tickets, for example, can even be issued automatically to your customers after checking against system records at the terminal. Add to this the availability of new payment methods and the ability to buy and renew ticketing products at the paystation, and you have a winning combination.

Functionality

Park Advance™ offers everything you would expect from a sophisticated Pay on Foot solution including comprehensive cash and card handling options as well as offering new ways to pay. The system also opens up flexibility to manage your customers through a seamless range of identifiers (for example, tickets, smart cards and ANPR) and through special configurations such as 'Self-Managed Subscribers' and 'Pooling'.

Your Investment

Park Advance™ is a safe long term investment for your business. Our solutions use the latest technology and can be readily extended and upgraded for future identification methods, payment methods and parking requirements including scaling from single to multi car park management. Park Advance has been engineered true to our tradition of durability, far exceeding the market norm to further enhance your return on investment.

New Possibilities

The unique, IP based architecture of Park-Advance™ gives you unprecedented and straight forward access to a whole range of new possibilities including for example: online/remote backup; direct web interfaced reservations; loyalty schemes including integration with on-line apps; payment through third party apps; on-line data reporting; and self-managing subscribers both via integrated internet and paystation routes.



ParkAdvance™ Entry Station

Highlights

The **ParkAdvance™ Entry Station** has been engineered to offer an outstanding combination of ease of consumer use, advanced consumer features, exceptional reliability, robust durability and great aesthetics. ParkAdvance™ Entry terminals are also easy to configure and manage using our integrated ParkiD™ system software.



Standard

- Aluminum housing
- Barcode printer / ticket issuer
- 7" LCD 800 x 480 color display
- Internal cabinet lighting
- Standard cabinet color: RAL 7021
- Equipment is available in a range of standard and custom colors as well as stainless steel faces

Standard packs* include:



Traffic Blue	RAL 5017
Traffic Grey	RAL 7042
Black Grey	RAL 7021
Traffic Yellow	RAL 1023
Traffic Red	RAL 3020

* Standard packs include listed fascia colors set off with Black Grey RAL 7021

Optional

- Automatic Number Plate Recognition
- Credit Card Entry
- Barcode insertion / 2D scanner type - Access
- Passcard acceptor (TAU)
- LED lit ticket mouth
- Built in intercom or prep (analogue / digital)
- Proximity readers: Deister, Nedap, HID
- Integration of 3rd party readers
- Credit card reader (Magtek)
- Plinth 15in (380mm) / 5in (120mm)



ParkAdvance™ Exit Station

Highlights

The **ParkAdvance™ Exit Station** has been engineered to offer an outstanding combination of ease of consumer use, advanced consumer features, exceptional reliability, robust durability and great aesthetics. ParkAdvance™ Exit terminals are also easy to configure and manage using our integrated ParkiD™ system software.



Standard

- Aluminum housing
- Barcode reader/acceptor
- 7" LCD 800 x 480 color display
- Internal cabinet lighting
- Standard cabinet color: RAL 7021
- Equipment is available in a range of standard and custom colors as well as stainless steel faces

Standard packs* include:



Traffic Blue	RAL 5017
Traffic Grey	RAL 7042
Black Grey	RAL 7021
Traffic Yellow	RAL 1023
Traffic Red	RAL 3020

* Standard packs include listed fascia colors set off with Black Grey RAL 7021

Optional

- Automatic Number Plate Recognition
- Barcode insertion / 2D scanner type - Exit
- Passcard acceptor (TAU)
- LED lit ticket mouth
- Built in intercom or prep (analogue / digital)
- Proximity readers: Deister, Nedap, HID
- Integration of 3rd party readers
- Cashless exit paystation ready for credit card reader
- Credit card reader (Magtec)
- Plinth 15in (380mm) / 5in (127mm)



ParkAdvance™ Cashless Pay Station

Highlights




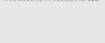
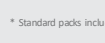
The **ParkAdvance Cashless Pay Station** is easy to configure and to maintain. ParkAdvance™ hardware features subscriber functionality, various identifiers, privilege cards and value cards. The ParkAdvance™ Cashless Pay Station has a fully customizable user interface as well as many other features.



Standard

- Aluminum housing
- Barcode reader/Acceptor
- 7" LCD display full-color
- Modular design
- Standard cabinet color: RAL 7021
- Equipment is available in a range of standard and custom colors as well as stainless steel faces

Standard packs* include:

	Traffic Blue	RAL 5017
	Traffic Grey	RAL 7042
	Black Grey	RAL 7021
	Traffic Yellow	RAL 1023
	Traffic Red	RAL 3020

* Standard packs include listed fascia colors set off with Black Grey RAL 7021

Optional

- Automatic Number Plate Recognition
- Barcode reader / 2d scanner type: Access
- Passcard acceptor (TAU) (Optional LED ticket mouth)
- Built in intercom or prep (analogue / digital)
- Proximity readers: Deister, Nedap, HID
- Integration of 3rd party readers in modules
- Country specific chip & pin unit type: Atos / Thales
- Credit card reader type Magtec
- Plinth 15in (380mm) / 5in(120mm)



ParkAdvance™ Pay Station

Highlights

The **ParkAdvance™ Pay Station** has been engineered to offer an outstanding combination of ease of consumer use, advanced consumer features, exceptional reliability, robust durability and great aesthetics. ParkAdvance™ Paystations are also easy to configure and manage using our integrated ParkiD™ system software.



Standard

- Aluminum housing
- Barcode reader/acceptor
- Intercom
- 12.1" LCD 800 x 480 colour display
- Coin processing
 - 6 tubes (capacity 70 coins/tube)
 - separate lockable coin vault
- Standard cabinet color: RAL 7021
- Equipment is available in a range of standard and custom colors as well as stainless steel faces

Standard packs* include:



Traffic Blue	RAL 5017
Traffic Grey	RAL 7042
Black Grey	RAL 7021
Traffic Yellow	RAL 1023
Traffic Red	RAL 3020

* Standard packs include listed fascia colors set off with Black Grey RAL 7021

Optional

- Coin processing - 2 self-filling hoppers (capacity 500 coins/hopper)
- LED guidance
- Banknote validator
 - handling for four denominations
 - cash capacity 600 or 1000 notes
- Banknote validator / dispenser / recycler
 - capacity recycling cassettes 3 x 100 notes
 - cash box capacity of 600 or 1000 notes
 - dispenses up to 20 notes
- Separate and lockable cash cabinet
- Credit card and Chip and PIN reader
- Wide range of proximity card readers
- Integration of 3rd party card readers
- Receipt printer / lost ticket printer



ParkAdvance™ Wallbox

Highlights

The **ParkAdvance™ Wallbox** is a specialized Entry, Exit, or Transition station which can be used to control either vehicular or pedestrian access to parking areas. Access is typically controlled by user cards (such as subscriber cards or staff cards) including RFID cards, magnetic stripe cards and barcoded ticket cards. The station can be wall mounted or provided on an integral pillar and can be used to control a range of access control hardware including barriers, bollards, gates and pedestrian doors.



Standard

- Aluminum housing
- Barcode reader
- 7" LCD display full-colour
- Standard cabinet colour: RAL 7021
- Equipment is available in a range of standard and custom colors as well as stainless steel faces

Standard packs* include:



T raffic B lue	R A L 5017
T raffic G rey	R A L 7042
B lack G rey	R A L 7021
T raffic Y ellow	R A L 1023
T raffic R ed	R A L 3020

* Standard packs include listed fascia colors set off with Black Grey RAL 7021 cabinet backs and a choice of RAL 9006 or RAL 9007 barrier units.

Optional

- Automatic Number Plate Recognition
- Barcode insertion / scanner type: Access
- Intercom analogue or digital
- Proximity readers: Deister, Nedap, HID
- Integration of 3rd party readers in modules
- Credit card reader type Magtek



ParkAdvance™ Custom

Tailor made work is key in some market segments. Whether it is for advertising, providing information or customization to in-house styling, WPS offers a unique wrap for ParkAdvance™ stations.

The wrap is made of a durable thin plastic cover that is also being used in the auto industry. This wrap is weather resistant, durable and will last for years. In the event of damage, the wrap can be easily removed and replaced on the spot.

With significant investment made in purchasing the equipment more customers are incorporating colorful customized vinyl wraps; firstly to protect their investment and secondly to make the asset work with marketing or advertising.

This can include seasonal marketing, adhering to local authority and trust guidelines incorporating logos, corporate branding colors and also visual reminders of where a customer or guest may have parked.

The vinyl wraps design is purely limited to the clients own creativity.



Intelligent Parking Solutions



wpsparking.com

ParkAdvance™ Gallery



ELKA Barriers

Series Parking

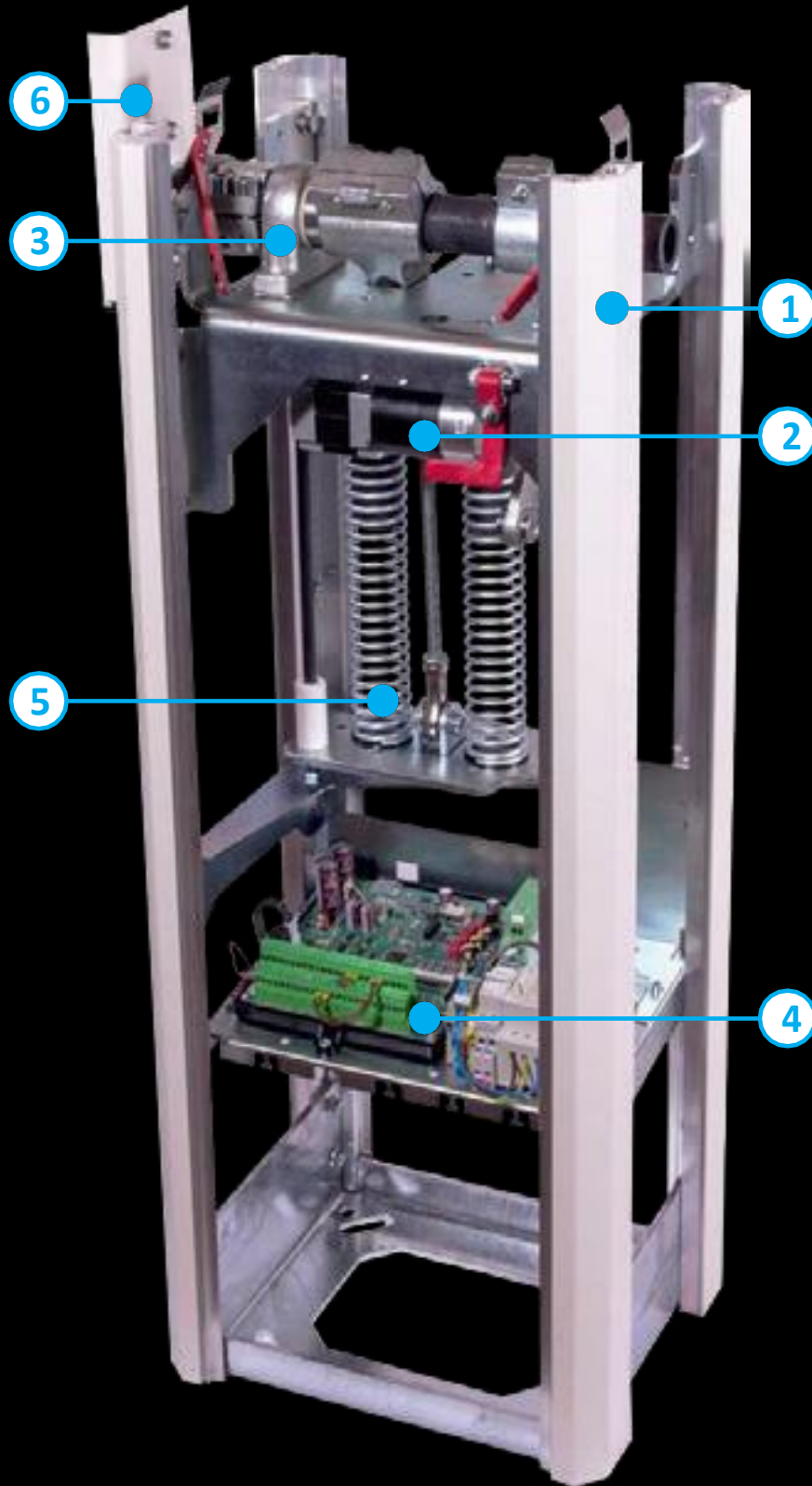


ELKA

MOVEMENT BRINGS MORE

ELKA Barriers

Series Parking



ELKA Barriers

Series Parking

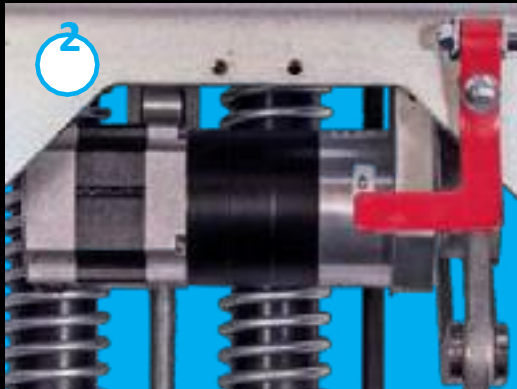
1



Barrier housing

- » Housing made of aluminium, IP54, with clamping technology, patent pending
- » Powder coated, RAL 5012 / 9010
- » Custom colours upon request

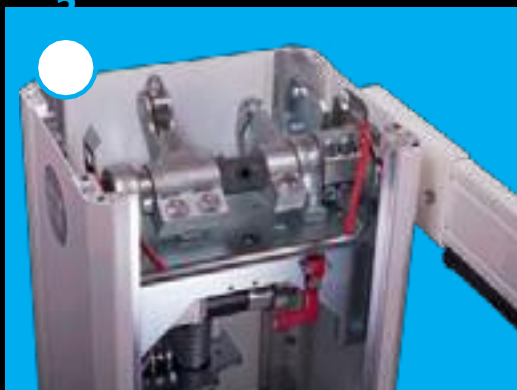
2



Motor / Gearbox

- » Energy-saving concept with powerful 24V BLDC-motor
- » Planetary gear, multistage

3

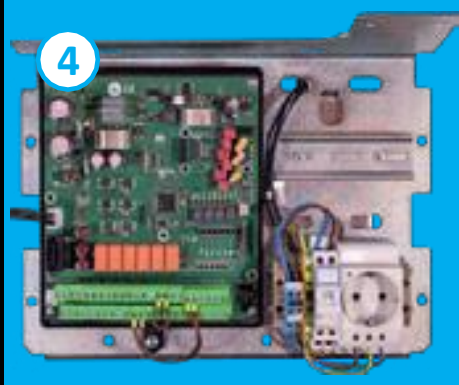


Robust mechanics

- » Mechanics for intensive use up to 100% duty cycle
- » Components made of die-cast and lasered steel

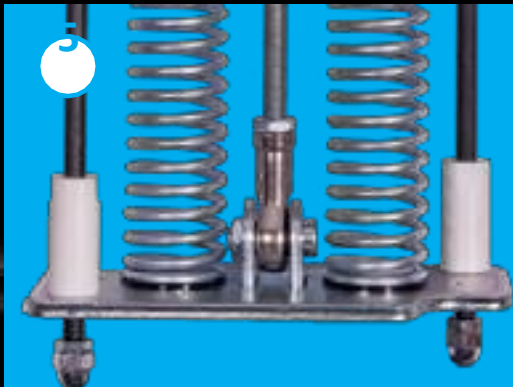
ELKA Barriers

Series Parking



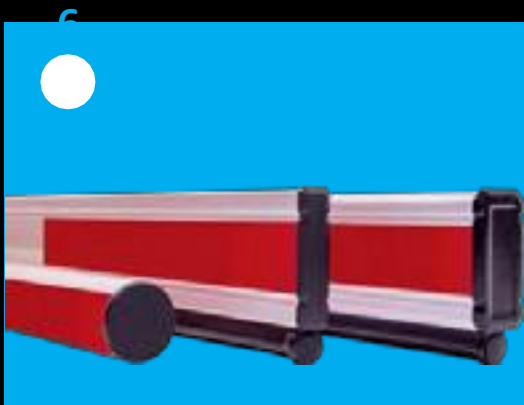
Perfect running performance

- » Precise barrier boom movement through electronic rotation speed control by the controller
- » Fast, quiet, smooth



Automatic opening

- » Automatic opening by additional module (optional) in case of power failure
- » Adjustable via pressure springs

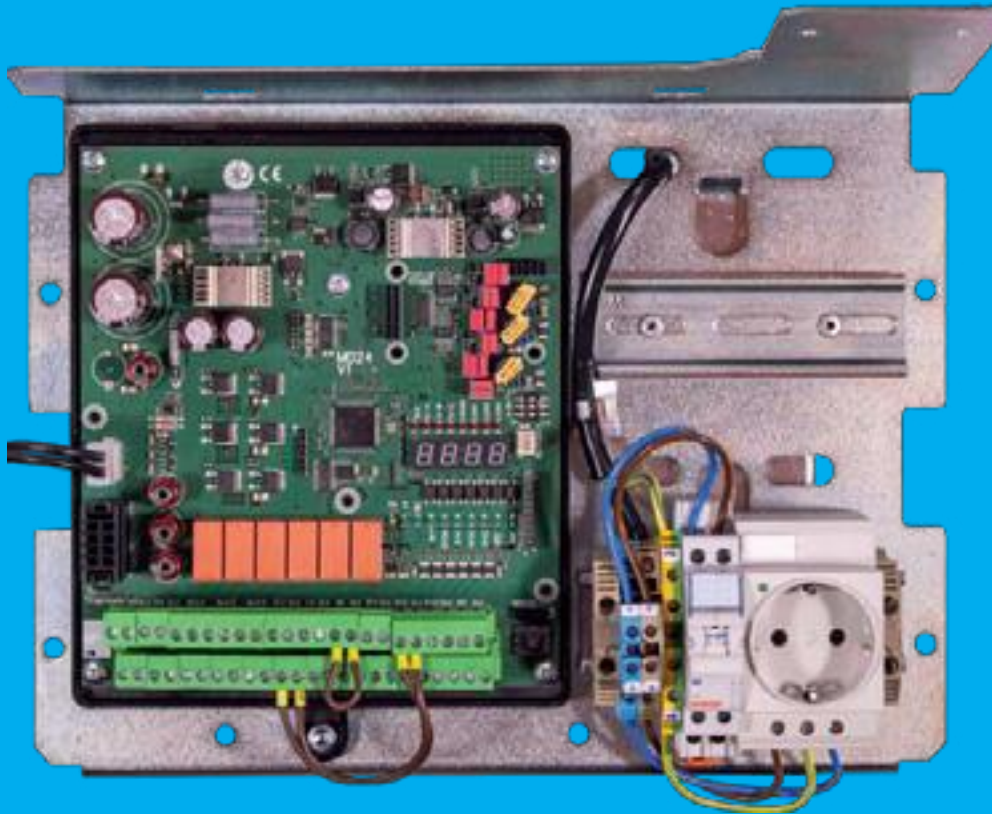


Left / right

- » Boom connector usable left / right without alteration
- » Boom connector for rectangular and round booms

Pure intelligence .

The controller MO 24



In the 21st. century the best mechanics is only as good as the electronic is intelligent. The controller MO 24 features everything you always wanted from a barrier.

Basic features

Options

potential-free, max. 24V / 1A

Technical data:

Model	P 2500	P 3000	P 3500	P 4000	P 5000
Barrier controller	MO 24				
Boom length (mm)	2,500	3,000	3,500	4,000	5,000
Effective boom length (mm)	2,280	2,780	3,280	3,780	4,780
Running time, selectable, approx. (s)	0.9 / 1.3 / 1.8	1.3 / 1.8 / 2.5	1.8 / 2.5 / 3.8	2.8 / 3.8 / 4.5	3.8 / 4.5 / 5.5
Duty cycle	100%				
Housing L/W/H (mm)	360 x 300 x 1,100				
Boom connector	Left / right usable				
Boom dimensions H/W	100 x 25				100 x 50
Round boom	Optional \varnothing 60mm				No
Temperature range	-30°C to +70°C				
IP degree of protection	IP54				
Supply voltage	88V - 264V, 47Hz - 63Hz				
Power consumption max. (W)	180 / 55 / 45	85 / 80 / 70	80 / 60 / 65	75 / 85 / 70	195 / 165 / 175
Barrier weight, approx. (kg)	57	58	58	59	60
Boom weight, approx. (kg)	3.8	4.5	5.0	5.8	10.0
Power reversal	Selectable				
Swinging support or fixed support	No			Optional	Mandatory
Articulation kit	Optional				No
Standard colours	Hood RAL 5012 (blue), bottom part RAL 9010 (white), custom colours optional				

We reserve the right to make technical alterations

Your partner for distribution – installation – service: