



people. parking. perfected.

Technical Proposal for RFP-OEPM 24-007

Parking Services Management for Exposition Park



Proposal Prepared for:

**Office of Exposition Park Management
Exposition Park**
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Los Angeles, CA 90037
info@expositionpark.ca.gov
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Proposal Prepared by:

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Delivered Via Courier before 2/28/25



Cover Letter

February 28, 2025

Anita Powell

Office of Exposition Park Management (OEPM)

Exposition Park

700 Exposition Park Drive

Los Angeles, CA 90037

anita.powell@expositionpark.ca.gov 213-448-0998

Dear Ms. Powell and OEPM Panel:

As your incumbent parking management team, we are beyond thrilled to have this opportunity to respond to the RFP OEPM 24-007 Parking Services Management for Exposition Park for the Office of Exposition Park Management (OEPM). As you know, Everpark, Inc. (Everpark) has a team of 200 professionals dedicated to equality and inclusion, and best-in-show full-range parking services.

Exposition Park has, for five years now, experienced our competitive advantage which lies in our strategic use of advanced technology and our commitment to empowering staff. By integrating cutting-edge solutions like monday.com for task allocation and Parkhub for mobile point of sale systems, we've streamlined your daily operations, improved your revenue tracking, and offered flexible payment options to enhance customer satisfaction. Our approach not only boosts operational efficiency but also provides your employees and ours with the resources to develop new skills, allowing them to perform their tasks more effectively and with greater job satisfaction.

We've partnered with OEPM, as we will again partner with you, with full commitment to delivering superior service. Our emphasis on continuous improvement, coupled with our robust quality control plan, ensures that we will continue to meet and exceed your expectations as you make extensive capital improvements. We are confident that our experience, innovative approach, and dedication to excellence position us to continue on as the ideal partner for OEPM for the next three to five years and beyond.

While we have diligently provided this proposal to be 100% responsive to and 100% compliant with the RFP, and we've thoroughly revisited the Exposition Park Master Plan, the fact is: you know us! Instead of repeating extensively what you already know about Everpark, we're going to focus on the technologies we use for Exposition Park and their outcomes for you. We know you'll find them to be more

exciting and productive than ever before, and we are very excited to share their advancements. We are also looking forward to presenting them at the in-person presentation and panel interview.

As always, I will be your primary point of contact (POC) throughout the selection and award process. I very much look forward to it, and with the authority to bind and bond, I deliver this response with warm regards,

Surafel Asmamaw, COO
surafel@everpark.com, 310-923-3573



Hi Surafel,

As my days with Exposition Park are coming to an end, I wanted to thank you and the entire Everpark team for all of your hard work over the years. As a contract manager working with your team has been nothing short of excellent. Everpark has consistently gone above and beyond in terms of producing analysis, addressing concerns, communication, requests from me and park entities. Working with Everpark made my role as the contract manager much easier.

Exposition Park is a very unique place with lots of nuance and Everpark has made the parking operations much smoother than would be expected, I am truly grateful to have had Everpark as the contractor managing this operation. So thank you, Surafel and the entire team for innovative solutions, excellent communication, and willingness to improve the parking operation over the last few years. Thanks,

Elliott Walker, Project Coordinator | AGPA
Office of Exposition Park Management
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We could not have asked for a better partner to work with at Banc of California Stadium when it comes to Parking & Transportation. Surafel and his team are dedicated to providing the best service, with increased efficiency and ease of use for customers, and accurate accounting for all entities involved. It is for these reasons that I offer high recommendations for Everpark without reservation to become an integral part of any organization.

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Ensuring Continuity & Excellence in Parking Management at Exposition Park

Introduction: The Complexity of Exposition Park

Exposition Park is one of Los Angeles' most dynamic and complex event venues, hosting a diverse mix of daily museum visitors, large-scale stadium events, university activities, and community gatherings. It serves as a hub for BMO Stadium, the LA Memorial Coliseum, the Natural History Museum, the California Science Center, and California African American Museum, and the upcoming Lucas Museum of Narrative Art.

Managing parking operations within this environment requires extensive experience, real-time adaptability, and operational expertise. Since taking over the contract, Everpark has perfected the ingress and egress strategies, implemented advanced revenue collection systems, and built a seamless, scalable parking operation that is critical to maintaining order amid ongoing construction and future expansions.

As Exposition Park enters a new phase of growth, including the opening of the Lucas Museum and continued construction projects, continuity in parking management is essential. Selecting a new operator at this critical juncture would introduce unnecessary risks, disrupt established efficiencies, and negatively impact visitors, event organizers, and stakeholders.

Why Everpark is the Best Choice to Continue as the Parking Operator

1. Proven Track Record in Managing Exposition Park's Parking Complexity

Over the past five years, Everpark has successfully navigated Exposition Park's intricate parking ecosystem, which requires:

- Seamless coordination for **overlapping events** at BMO Stadium and the LA Memorial Coliseum, ensuring smooth ingress/egress for tens of thousands of guests.
- **Daily operational management** for museum visitors, school groups, and tourists.
- Mitigation of parking losses during **construction projects**, including the ongoing development of the Lucas Museum and the new parking structure.
- **Specialized traffic management** solutions tailored to USC football games, concerts, and high-profile events requiring multi-agency coordination.

Through refined processes and deep institutional knowledge, Everpark has ensured that Exposition Park's parking operations run efficiently, even under extreme demand and operational constraints.



80,000+
Number of attendees
we park and pedestrian
manage at many
events.



100%

How confident we are that
Everbark, Inc. is the company for
managing your parking.



5,000+

Number of parking
spaces in many of our
managed properties.



15+ Years

Everbark Inc. has been a
prominent player in the
parking management
industry.

Expertise in Ingress, Egress & Construction Impact Mitigation

Managing traffic and parking within Exposition Park is particularly challenging due to **limited access points, high pedestrian activity, and ongoing construction projects**. Everpark has:

- Designed and implemented dynamic ingress and egress routes**, minimizing congestion on Figueroa, Vermont, Exposition Blvd, and Martin Luther King Jr. Blvd.
- Worked closely with LADOT to adapt real-time traffic management** solutions, including lane reversals and adaptive routing for peak events.
- Developed a mitigation plan for the loss of 1,154 parking spaces** due to construction, ensuring that alternative parking areas (e.g., South Lawn, Expo Lawn, Blue Structure, and offsite lots) are optimized for event and daily use.
- Integrated QR-coded wayfinding, VMS (Variable Message Signs), and shuttle systems** to maintain accessibility and minimize disruptions for visitors.

These strategies are battle-tested and field-proven. Any change in operator at this stage would result in loss of operational knowledge, delays in event-day execution, and increased guest frustration.

Seamless Financial & Revenue Management for Multi-Entity Operations

Managing Exposition Park's parking operations is not just about directing traffic—it also involves a sophisticated financial structure, ensuring that revenue is collected, tracked, and distributed accurately to multiple stakeholders (OEPM, BMO Stadium, and the Coliseum).

- Everpark has transformed a previously manual system into an automated, audit-ready financial process**, utilizing:
 - SKIDATA and Parkhub for real-time revenue tracking

- Custom-built automation in Monday.com for invoicing, reconciliation, and multi-entity fund distribution

Everpark's financial integrity is backed by strong references from BMO Stadium and the Coliseum, reinforcing our ability to manage:

- General Admission Revenue Allocation (tracking, reconciliation, and fund distribution)
- Event Parking Requests & Invoicing (ensuring accurate reporting to all entities)
- Seamless deposit and fund transfers that comply with OEPM's financial regulations

A change in operator would jeopardize these well-integrated financial processes, introduce errors, and create unnecessary complications in fund distribution for OEPM and its partners.

Commitment to Supporting the Future Growth of Exposition Park

The next phase of development at Exposition Park will bring **additional complexity and demand for expertise in parking and traffic management**, particularly with:

- ❶ The opening of the Lucas Museum of Narrative Art – Expected to increase daily visitation, requiring a dedicated parking and traffic plan that integrates seamlessly into current operations.
- ❷ Continued construction of new parking infrastructure – Everpark has already developed and executed a Traffic Management Plan (TMP) to mitigate disruptions.
- ❸ Growing event calendar at BMO Stadium and the Coliseum, requiring expertise in real-time traffic coordination, shuttle management, and alternative parking solutions.

Everpark is already deeply embedded in these planning efforts, ensuring that parking operations evolve without disruptions. A transition to a new operator at this critical moment would introduce unnecessary delays, inefficiencies, and risks that could negatively impact the visitor experience, revenue collection, and overall park operations.

Risks of Selecting a New Operator

- ⌚ Disruption of Operational Knowledge – The parking and traffic challenges at Exposition Park are too complex to be handed over to a new operator without consequences. It takes years to refine these processes, and Everpark has already done the work.
- ⌚ Financial Risk & Revenue Management Disruptions – Changing operators would require an overhaul of current financial systems, leading to potential errors in fund allocation to OEPM, BMO Stadium, and the Coliseum.
- ⌚ Impact on Lucas Museum's Opening – The Lucas Museum will rely on a smooth parking operation from day one. Everpark has already integrated traffic solutions to accommodate museum visitors. A transition at this point would create unnecessary risks for the museum's grand opening and long-term operations.
- ⌚ Loss of LADOT & Agency Coordination Efficiencies – Everpark has spent years refining coordination with LADOT, traffic control teams, and enforcement agencies. Bringing in a new operator would require re-establishing these relationships, causing delays and inefficiencies.

**Everpark, Inc. is in the top 30% list of Inc. Magazine's
Fastest Growing Private Companies in America**

**Inc.
500**

Conclusion: Everpark is the Only Logical Choice for Continuity & Excellence

Exposition Park cannot afford disruptions to its parking operations, particularly at such a pivotal moment of expansion and development. Everpark has:

- A proven track record of managing the park's unique complexity
- Perfected ingress, egress, and construction mitigation strategies
- Implemented advanced financial oversight to ensure seamless fund distribution
- Built deep institutional knowledge that cannot be easily replaced
- Earned the trust of key stakeholders, including BMO Stadium and the Coliseum

Selecting a new operator at this juncture would unravel years of progress, introduce unnecessary risks, and disrupt a highly functional parking system that Everpark has optimized through experience and expertise.

For the **continued success of Exposition Park's parking operations, Everpark remains the best, most qualified, and most capable parking management provider** for the next phase of its growth.

Minimum Qualifications Exceeded

Everpark attended the Mandatory Pre-Proposal Conference and Walkthrough on February 11, 2025.

Client List/Years of Experience

Everpark confidently exceeds the minimum qualifications required in this RFP, as demonstrated by our unmatched expertise in managing the complex, high-volume parking operations of Exposition Park. As the incumbent parking operator, Everpark has developed and refined a fully integrated parking management system that combines advanced technology, proven operational strategies, and extensive financial oversight.

Our deep institutional knowledge of Exposition Park uniquely positions us as the most qualified operator to continue overseeing its multi-faceted parking infrastructure, large-scale event logistics, and revenue reconciliation processes.

Unparalleled Experience in Managing Exposition Park Parking Operations

For years, Everpark has successfully managed the dynamic and high-traffic parking operations at Exposition Park, which serves as the primary parking hub for major events, multi-venue operations, and daily guest parking. Through strategic planning, real-time oversight, and technological integration, Everpark has ensured seamless ingress, egress, and parking experiences for visitors attending world-class events at BMO Stadium, the Los Angeles Memorial Coliseum, and various Exposition Park museums and attractions.

Our track record at Exposition Park showcases our ability to:

- ✓ Manage large-scale event parking operations with high-volume attendance, successfully handling complex ingress and egress logistics for high-profile events.
- ✓ Implement cutting-edge parking technologies, including Parkhub MPOS systems, SKIDATA PARCS, mobile pay solutions, and digital parking reservation platforms.
- ✓ Administer multi-entity revenue collection and reconciliation, ensuring accurate allocation and financial reporting for BMO Stadium, the Los Angeles Memorial Coliseum, and OEPM.

- ✓ Oversee long-term parking infrastructure planning and maintenance, ensuring that Exposition Park's parking facilities remain well-maintained, secure, and operationally efficient.
- ✓ Coordinate with multiple stakeholders, including OEPM, event organizers, public safety officials, and venue management, to ensure seamless operations.

References from Los Angeles Memorial Coliseum, BMO Stadium & KIA Forum

Everpark's proven success in managing parking operations at Exposition Park is further reinforced by strong references from two of its largest and most prestigious entities: the Los Angeles Memorial Coliseum and BMO Stadium.

- ✓ **Los Angeles Memorial Coliseum:** Everpark provides comprehensive parking management services for this historic 80,000-seat venue, ensuring smooth operations during large-scale sporting events, concerts, and public gatherings. Our team executes highly coordinated ingress and egress strategies, tailgating and VIP parking management, and real-time revenue tracking to support the Coliseum's operational needs.

Kevin Daly, Assistant General Manager
619.607.0336, kevind@usc.edu

- ✓ **BMO Stadium:** Home to Los Angeles FC (LAFC) and major international events, BMO Stadium relies on Everpark's expertise in high-volume event parking logistics, technology integration, and financial reporting. Everpark manages multiple parking zones while ensuring an efficient, technology-driven parking experience for thousands of attendees per event.

Brian Thomas, Senior Director, Event Services
213.361.9900, Brian.Thomas@LAFC.com

- ✓ **KIA Forum:** Under the EP+ Services category, Everpark was initially engaged to configure the parking technology platform for Banc of California Stadium before it transitioned to BMO Stadium. Our expertise in integrating cutting-edge parking solutions ensure a seamless, technology-driven experience for both operators and guests. Recognized for our proficiency, we were subsequently entrusted with managing valet operations, elevating the VIP arrival and departure experience through efficiency, professionalism, and premium service.

Following Tim McNeff's departure, Everpark was further engaged to consult on the parking technology platform at Kia Forum, leveraging our extensive industry knowledge to enhance operational performance. Beyond valet services, our role extended to managing pedestrian movement and optimizing ingress/egress strategies during large-scale events. By implementing data-driven traffic flow solutions and coordinating closely with event personnel, Everpark significantly improved efficiency, minimized congestion, and enhanced the overall guest experience. Our ability to integrate technology, operational expertise, and real-time adaptability underscores the value we bring to high-profile venues.

Tim McNeff, VP, Arena Operations
tim.mcneff@thekiaforum.com

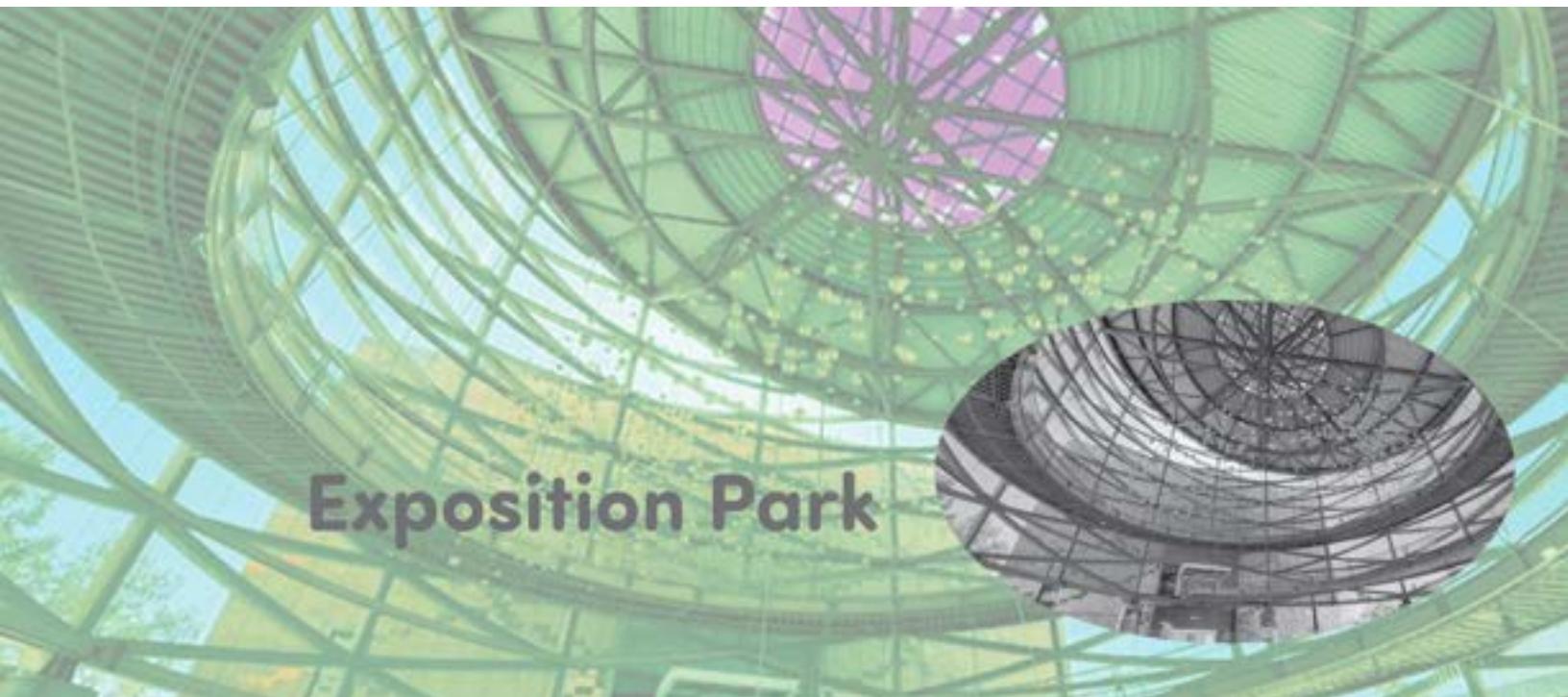
Why Everpark is the Best-Qualified Operator

Everpark's ability to successfully operate Exposition Park's highly complex parking environment sets us apart as the most qualified and capable provider for this contract.

- ✓ **Institutional Expertise:** Our deep familiarity with Exposition Park's operational demands, traffic flow patterns, and multi-venue coordination needs allows us to anticipate and resolve challenges seamlessly.
- ✓ **Advanced Technology Integration:** Everpark has implemented state-of-the-art parking technology to improve revenue tracking, guest experience, and parking efficiency.
- ✓ **Proven Revenue Management & Compliance:** We have perfected the process of collecting, tracking, and reconciling revenue across multiple entities, ensuring that funds are allocated properly and reported accurately.
- ✓ **Scalability & Adaptability:** Our operational framework allows us to scale services up or down based on event size, traffic conditions, and stakeholder needs, making us highly adaptable to Exposition Park's ever-changing environment.
- ✓ **Seamless Stakeholder Collaboration:** Everpark has built strong working relationships with OEPM, law enforcement, event promoters, and venue management, ensuring clear communication and coordinated parking logistics.

Everpark exceeds the qualifications outlined in the RFP through our proven operational success at Exposition Park, our strong references from major stakeholders, and our ability to seamlessly manage large-scale event parking, revenue collection, and daily operations.

As the incumbent parking operator with a track record of excellence, Everpark is the only provider that can offer a seamless transition, deep institutional knowledge, and a commitment to continuously improving Exposition Park's parking operations.



Agency/Department	Department of General Services (OEPM – Exposition Park)
<i>Service Type</i>	Parking Management Services
<i>Contract Term</i>	July 2019-Current
<i>Contact</i>	Adriana Vasquez
<i>Telephone</i>	213-744-7458
<i>Email</i>	Adriana.vasquez@expositionpark.ca.gov
<i>Location</i>	700 Exposition Park Dr., Los Angeles, CA 90037
<i>Gross Annual Revenue</i>	\$15,580,948
<i>Description</i>	152 acre complex event venue parking operation in the County of Los Angeles with two stadiums and four museums, two multi-level structures, and four flat

surface lots. Capital improvements in The Master Plan includes an underground parking structure to replace the existing concrete parking lots.



Agency/Department	Los Angeles Memorial Coliseum
<i>Service Type</i>	Vehicle and Pedestrian Circulation Management System
<i>Contract Term</i>	July 2019-June 2026
<i>Contact</i>	Kevin Daily
<i>Telephone</i>	619-607-0336
<i>Email</i>	kevind@usc.edu
<i>Location</i>	3911 S Figueroa St, Los Angeles, CA 90037
<i>Description</i>	<p>The Los Angeles Memorial Coliseum, a historic 75,000-seat stadium, is a cornerstone of Los Angeles' sports and entertainment landscape, hosting a diverse array of major sporting events, concerts, and special events. Managing the high-volume traffic flow, pedestrian circulation, and parking logistics of such an iconic venue requires precision, expertise, and innovative solutions—qualities that Everpark consistently delivers.</p>

Optimized Traffic & Parking Management

To ensure seamless ingress, egress, and overall operational efficiency, Everpark has implemented a comprehensive vehicle and pedestrian circulation management system tailored to the Coliseum's dynamic event schedule. This system enables the efficient movement of thousands of vehicles and attendees, minimizing congestion and enhancing the overall event experience. At the core of Everpark's approach is the integration of a state-of-the-art smart parking solution, which has significantly improved traffic flow and revenue tracking. This system offers real-time monitoring and transparent reporting, allowing for faster access and exit, reduced bottlenecks, and optimized space utilization. These technological advancements have streamlined parking operations, ensuring attendees experience minimal delays while maximizing revenue accountability for event organizers.

Premium Valet Services & High-Profile Guest Management

In addition to general event parking operations, Everpark delivers exclusive valet services for players, team ownership, VIPs, and high-profile guests. Our expertly trained valet team ensures a seamless, secure, and premium arrival and departure experience, reinforcing the Coliseum's reputation as a world-class venue.

Expert Coordination of Simultaneous Events

One of the greatest operational challenges at the Coliseum is the frequent scheduling of multiple, overlapping events that require a highly coordinated parking and traffic management strategy. With an annual event calendar featuring over 60 major events, Everpark has successfully deployed and managed 90+ staff members per event, ensuring efficient operations regardless of complexity.

Through proactive planning, real-time traffic adjustments, and seamless communication with Coliseum management, Everpark has developed a scalable, adaptable system that maintains smooth operations even when multiple large-scale events occur on the same day.

Proven Success in Managing High-Profile, High-Demand Events

Everpark's role at the Los Angeles Memorial Coliseum exemplifies our ability to handle one of the most challenging and high-demand parking environments in the city. By integrating advanced parking technology, deploying experienced personnel, and leveraging data-driven strategies, Everpark ensures every event is executed with precision and efficiency. Our unwavering commitment to seamless parking management, operational excellence, and exceptional guest service makes Everpark an indispensable partner in the continued success of this legendary venue.

***Agency/Department*** **BMO Stadium**

Service Type Special Event Parking Management Services

Contract Term July 2019-Current

Contact Benny Tran

Telephone 310-985-5623

Email benny.tran@lafc.com

Location 3939 S Figueroa St, Los Angeles, CA 90037

Contact Brian Thomas

Telephone 213-361-9900

Email Brian.thomas@lafc.com

Description

BMO Stadium, a 22,000-seat premier venue in Los Angeles, serves as a key destination for Major League Soccer (MLS) matches, concerts, and high-profile events. With a fast-paced and dynamic event calendar, managing the complex parking and traffic flow of this stadium requires precision, efficiency, and an adaptive operational strategy—all of which Everpark consistently delivers.

Smart Parking & Traffic Flow Optimization

To enhance ingress, egress, and overall event efficiency, Everpark has

implemented a comprehensive parking and circulation management system designed to seamlessly accommodate both vehicle and pedestrian movement. This strategy allows for faster entry and exit, ensuring that event attendees experience a smooth and stress-free arrival.

A key element of Everpark's approach is the integration of advanced smart parking technology, which provides real-time revenue tracking and space utilization monitoring. This system significantly reduces congestion, accelerates parking transactions, and offers full transparency in financial reporting. By leveraging this technology, Everpark ensures that parking operations are streamlined, data-driven, and highly efficient.

Exclusive Valet Services & VIP Experience

Beyond general parking management, Everpark delivers high-end valet services for players, ownership, and VIP guests, ensuring an elevated, hassle-free arrival and departure experience. Our well-trained valet team executes seamless, secure, and professional vehicle handling, reinforcing the stadium's commitment to premium guest services.

Managing Overlapping & High-Traffic Events

BMO Stadium frequently hosts multiple, overlapping events, requiring a highly coordinated parking and traffic control strategy. With over 80 events annually, Everpark consistently deploys and manages 68+ staff members per event, ensuring efficient operations even during peak demand periods. Everpark's ability to coordinate multiple events simultaneously, adjust real-time staffing, and implement dynamic traffic control measures has allowed BMO Stadium to maintain order, maximize parking revenue, and enhance the fan experience—regardless of event complexity.

Excellence in High-Density Venue Parking Management

Everpark's role at BMO Stadium highlights our expertise in handling complex parking environments at high-traffic venues. Through state-of-the-art technology, strategic traffic management, and a highly skilled workforce, Everpark ensures that every event runs flawlessly, safely, and efficiently. Our commitment to innovation, operational excellence, and superior guest experience makes Everpark an essential partner in the ongoing success of BMO Stadium's world-class events.



West Los Angeles VA Medical Center

Agency/Department **West Los Angeles VA Medical Center****Service Type**

Volume Valet Parking Management Services and Self-Park Management Services

Contract Term

1-2022 to 1-2026

Contact

John Tor- Principal Contract Administrator

Telephone

213-973-9941

Email

TorJ@metro.net

Location

11301 Wilshire Blvd, Los Angeles, CA 90037

Gross Annual Revenue

n/a

Description

The West Los Angeles VA Medical Center is one of the largest and most complex healthcare facilities in the country, serving thousands of veterans, staff, and visitors daily. Managing the parking and transportation needs of such a high-demand environment requires precision, efficiency, and the ability to adapt to constantly changing conditions. Everpark successfully oversees 450+ daily valet operations at this facility, ensuring seamless vehicle management in a high-stress, time-sensitive environment where efficiency is critical for both patients and staff.

High-Volume Valet Operations in a Critical Care Setting

At the West Los Angeles VA Medical Center, Everpark operates one of the busiest valet programs in the region, providing a stress-free parking experience for veterans, hospital staff, and visitors. Our expertly trained valet team is responsible for ensuring rapid vehicle intake and retrieval, minimizing wait times, and prioritizing accessibility for elderly, disabled, and mobility-impaired patients.

Operating in a high-pressure medical setting, our team is trained to handle peak-hour surges, urgent arrivals, and unexpected demands with precision and professionalism. Given the nature of the facility, patients often arrive for critical care appointments, emergency visits, and time-sensitive procedures — making valet efficiency a crucial component of the overall patient experience. To maintain a smooth operation, Everpark implements:

- Strategic staffing models that ensure proper workforce allocation at peak arrival and departure times.
- Real-time monitoring systems that track valet demand, enabling our team to make on-the-fly adjustments.
- A structured queueing system to ensure minimal delays, keeping vehicle flow steady and organized.

Comprehensive Shuttle Service for Veterans & Staff

In addition to valet operations, Everpark manages a high-efficiency shuttle service that transports veterans, hospital staff, and visitors between parking areas and medical buildings across the large VA campus. This service is critical for mobility-impaired patients and those requiring additional assistance to reach their destinations safely and comfortably.

Everpark's shuttle service is designed to:

- Ensure timely pick-ups and drop-offs across multiple facility access points.
- Maintain accessibility for disabled and mobility-impaired veterans.
- Support overflow parking logistics, ensuring those parked further from the facility have quick, reliable transportation.
- Reduce internal traffic congestion by encouraging the use of shuttles instead of unnecessary vehicle movement within the facility grounds.

High-Stakes Parking & Transportation Management

Unlike traditional parking environments, managing parking at a major medical center comes with unique logistical and operational challenges. Every decision Everpark makes directly impacts the healthcare experience of thousands of veterans and hospital staff. Our ability to navigate high-volume traffic, provide premium valet services, and facilitate reliable shuttle transportation makes us an integral part of the daily operations at the West Los Angeles VA Medical Center.

Through proven expertise in high-stress parking environments, strategic operational planning, and a commitment to exceptional service, Everpark ensures that the West Los Angeles VA Medical Center operates smoothly—day in and day out. Our ability to manage critical-care parking operations in a fast-paced, high-pressure setting demonstrates Everpark's unmatched capability in handling complex transportation systems at mission-critical facilities.

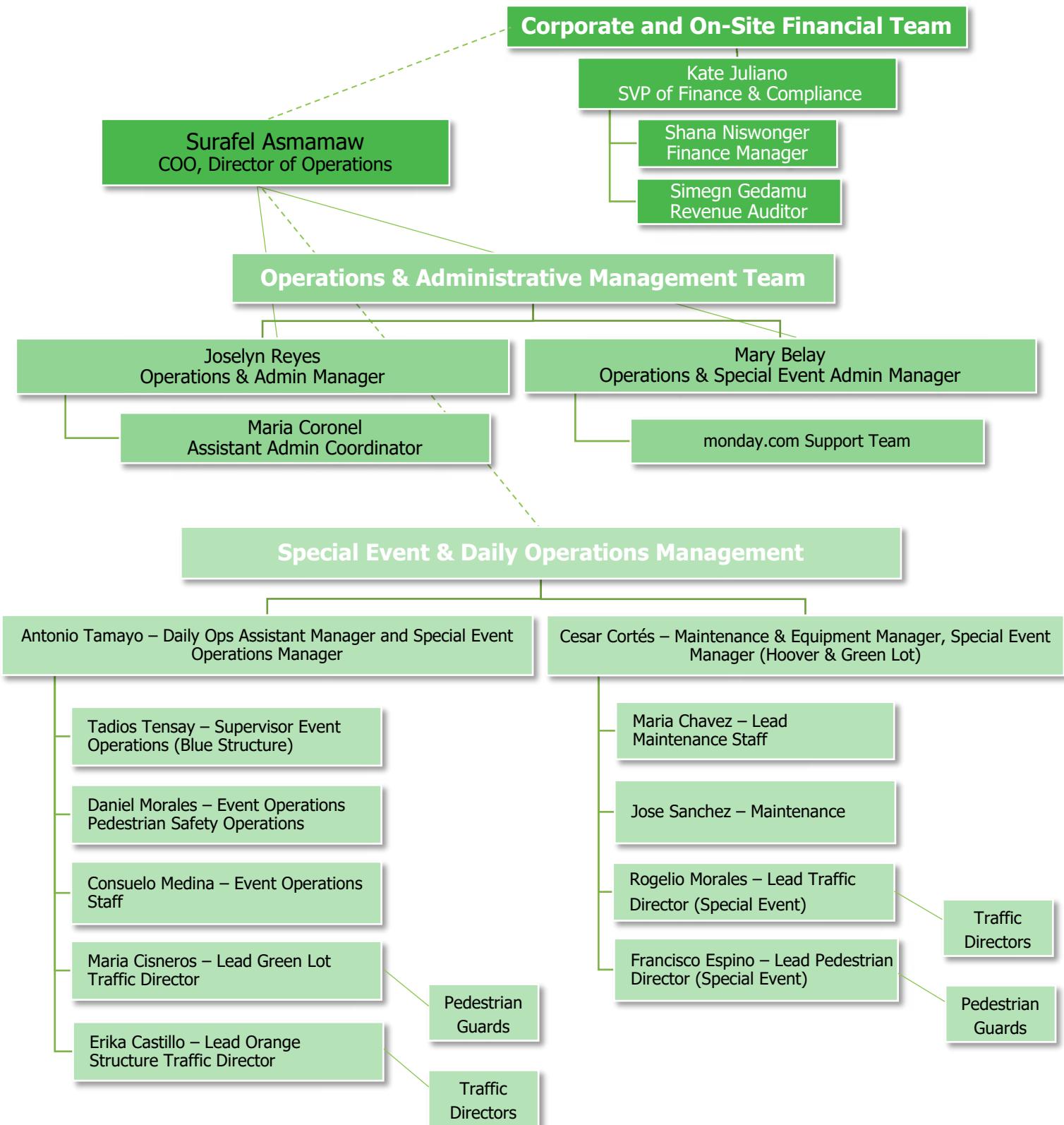
Payroll Size and Staffing Detail

Everpark, Inc.'s payroll breakdown is as follows:

DEPARTMENT	DESCRIPTION OF SERVICES PROVIDED/ROLES	EMPLOYEES	FT	PT
EVERPARK				
Executive	CEO	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Financial	CFO through Bookkeeping	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Technology	CTO through Tech Product Managers	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operations	COO through Portfolio Managers	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Human Relations	Director of HR & HR Manager	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F/O Administration	Administrative & Operational Support Team	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B/O Administration	Administrative & Operational Support Team	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Customer Service	Quality Assurance	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marketing & Sales	Director of Business Development through Business Development Associates	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Account Managers	Regional Managers through Portfolio Managers	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>

DEPARTMENT	DESCRIPTION OF SERVICES PROVIDED/ROLES	EMPLOYEES	FT	PT
CLIENT SIDE				
Location Manager(s)	Portfolio Managers to Parking Operation Managers	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Location Supervisor(s)	Parking Operations through Maintenance Supervisors	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parking Attendant(s)	Traffic Directors, Pedestrian Guards, Valet Attendants	70	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Customer Service	Traffic Directors, Pedestrian Guards, Valet Attendants	80	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Revenue Handlers	Director of Revenue Control through to onsite Revenue Auditors	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trainers	Director of HR to Everpark University	8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Quality Control	Director of Quality control to Secretre shoppers.	9	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Everpark, Inc.'s Organizational Chart for Exposition Park:

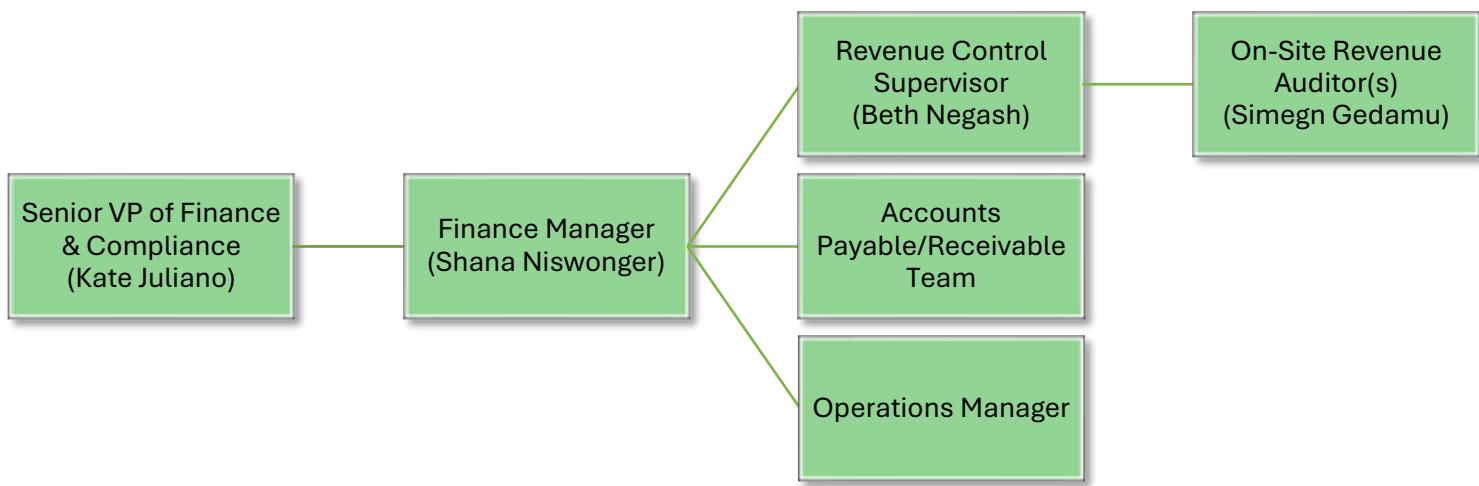


Business & Accounting Infrastructure

At Everpark, we understand that financial transparency is paramount in managing large-scale parking operations. For over six years, Everpark has successfully served as the parking services provider for Exposition Park, demonstrating a proven track record in accurate revenue collection, robust financial reporting, and seamless reconciliation for OEPM and two of the largest entities within the park—BMO Stadium and the Los Angeles Memorial Coliseum.

Our comprehensive accounting infrastructure and automated revenue management processes enable us to provide detailed, transparent, and real-time financial reports that meet the complex revenue reconciliation needs of Exposition Park's diverse operations. Everpark ensures timely deposits into OEPM's accounts while also accurately accounting for and distributing revenue owed to BMO Stadium and the Coliseum for event-based parking collections.

Everpark Accounting & Finance Organizational Chart



Organizational Structure Supporting Financial Integrity

Everpark has built a **robust financial management framework** to ensure the highest standards of financial transparency, accountability, and compliance in parking revenue collection and reporting. Our structured accounting and finance

team is designed to operate independently from operational staff, ensuring checks and balances that prevent discrepancies and enhance accuracy in financial reporting.

Our **dedicated financial management team** oversees all revenue-related activities, from transaction monitoring and reconciliation to invoicing and collections, ensuring that revenue is reported accurately to OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum while adhering to state financial requirements.

Industry-Leading Financial Accounting & Reporting Platform

Everpark operates with an industry-customized financial accounting system specifically tailored to Exposition Park's unique operational and reporting needs. This system is designed to meet the mutual reporting requirements of OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum, while also providing **valuable financial insights for management decision-making**.

To further enhance transparency, efficiency, and audit readiness, Everpark has customized **monday.com** to serve as a centralized invoicing and financial tracking platform. This solution has been fully integrated with our parking request process, ensuring that every invoice generated, payment received, and revenue allocation is systematically recorded and automatically linked to the corresponding parking request.

By utilizing monday.com's workflow automation, Everpark has created an efficient, easily accessible financial management system, which:

- Automates invoice generation based on approved parking requests.
- Tracks invoice status in real-time, from creation to payment receipt.
- Provides instant access to financial records, ensuring quick responses to OEPM requests or audit inquiries.
- Ensures full compliance with OEPM's financial reporting and revenue reconciliation requirements.
- Links all financial records with our automated revenue collection platforms (SKIDATA & Parkhub) for seamless reconciliation.

To further strengthen accuracy and compliance, Everpark also collaborates with nationally recognized vendors for payroll management and time & attendance tracking. By leveraging Everpark's scale, we obtain best-in-class financial technology solutions, allowing us to maintain cost efficiencies while ensuring payroll and financial accuracy across all parking operations.

Through our tailored accounting infrastructure and automated invoicing system, Everpark continues to provide an unparalleled level of financial transparency, accountability, and efficiency in the management of Exposition Park's parking revenue.

Standard Accounting Procedures

The accounting and record-keeping system utilized at Everpark-managed operations was developed in collaboration with Everpark's Accounting & Compliance Division. These procedures are standardized across all managed locations and can be configured to align with existing systems as required. A copy of all revenue records is maintained in the business office and is available for inspection during business hours by designated OEPM representatives or other authorized stakeholders.

Everpark takes great pride in its internal cash control system, ensuring accurate tracking, reporting, and compliance at all levels. The control process begins with the issuance of parking tickets, where each ticket number is recorded and audited to determine the exact number of tickets issued daily. These tickets are meticulously tracked throughout the revenue cycle, from initial issuance to final deposit, ensuring accountability and accuracy in revenue reporting.

Financial Statements & Audit Procedures

Everpark undergoes an annual audit conducted by an independent auditing firm at the discretion of OEPM. Additionally, Everpark maintains a dedicated audit support team responsible for reviewing the financial operations of all managed facilities, identifying areas for improvement, and ensuring compliance with industry best practices.

To uphold the highest standards, Everpark conducts internal audit reviews on a regular basis, many of which are unannounced. These reviews ensure strict

adherence to financial and operational policies set forth by Everpark, Exposition Park, and all other stakeholders.

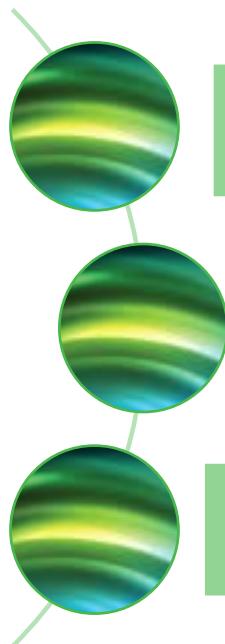
The objective of our financial oversight is to evaluate and optimize all factors impacting Exposition Park's parking financial performance, ensuring that revenue collection, reporting, and reconciliation processes meet OEPM's unique financial management requirements.

Corporate & Regional Accounting Support

Everpark's corporate accounting department provides ongoing financial support to field personnel and is fully responsible for overseeing the accounting operations of all parking facilities under management. Corporate accounting management is readily available to answer questions, provide consultation, and ensure compliance with all financial regulations.

Everpark employs a customized Customer Relationship Management (CRM) system designed to enhance accounting controls and procedures specific to the parking industry. This system ensures that all revenue collection, deposit, and reconciliation processes are fully integrated and monitored in real-time.

Key financial practices include:



Monthly bank account reconciliation conducted by the corporate accounting department.

Comprehensive revenue and expenditure reports, incorporating actual and year-to-date data, as well as budget comparisons.

Integration of cash control systems, ensuring all revenue is accurately reported and deposited in a timely manner.

Everpark's corporate accounting team works closely with the venue's finance department to develop and maintain financial reporting processes, including:

- Revenue Analysis by Date – Tracking daily revenue trends to identify peak and off-peak periods.
- Expense & Revenue Analysis by Month – Providing a monthly breakdown of revenue vs. operational costs.
- Annual Revenue Forecast – Projecting future revenue trends based on historical data and market conditions.
- Annual Cost Budgeting – Ensuring accurate financial planning for operational expenses.
- Revenue Analysis by Income Category – Identifying revenue streams and evaluating profitability.
- Entity Revenue Reconciliation – Ensuring proper allocation of revenue to the respective entities.
- Current & Historical Revenue and Cost Reports – Enabling long-term financial planning and comparative analysis.

Through meticulous financial management, transparent reporting, and a strong internal control framework, Everpark ensures that all parking revenue is collected, tracked, and reconciled in full compliance with OEPM's financial standards. Our corporate financial oversight, advanced accounting technologies, and dedicated compliance team make Everpark the ideal partner for managing Exposition Park's complex financial landscape.

Automated Revenue Collection & Transparent Reporting

Everpark has successfully implemented an **automated revenue reconciliation process** that directly ties into the parking request process, ensuring seamless financial tracking from reservation to deposit.

System-Generated Reports for Full Transparency

Everpark leverages SKIDATA (Parking Access & Revenue Control System - PARCS) and Parkhub (Mobile POS) to generate detailed, transparent, and entity-specific financial reports for OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum. These automated reports provide real-time insights into transactions, revenue trends, and operational performance, ensuring full financial transparency and accountability.

By utilizing these key reports, Everpark ensures accurate revenue tracking while eliminating the risks associated with manual reporting errors, reconciliation delays, and data discrepancies. Below is a brief description of each key report type:

Key Reports We Leverage for Transparency

1. 12-Month Revenue Analysis by Date

- Provides a comprehensive year-over-year revenue comparison for Exposition Park parking operations.
- Identifies seasonal trends, peak revenue months, and long-term revenue growth patterns.
- Helps in forecasting future parking demand and strategic decision-making.

2. Daily Cash and Credit Card Reports

- Tracks daily revenue transactions, categorizing payments into cash, credit card, and mobile payments.
- Ensures that all revenue collected is accurately recorded and reconciled with system-generated reports.
- Supports daily financial audits by providing a breakdown of transactions per lot, terminal, and payment method.

3. Revenue In-Depth Analysis Report

- Offers a detailed breakdown of revenue sources, including general admission sales, event-based parking, and pre-paid reservations.
- Identifies anomalies or discrepancies in reported vs. expected revenue, allowing for real-time audit checks.
- Helps Everpark assess the financial impact of special events, operational changes, or policy adjustments.

4. Payment Method In-Depth Analysis Report

- Categorizes transactions by payment type, including credit card, cash, mobile app, and contactless payments.
- Helps OEPM and Everpark evaluate customer payment preferences and optimize the use of digital payment solutions.
- Ensures compliance with financial regulations, particularly in tracking cash flow and electronic payment security.

5. Fee Group & Access Control Reports

- Tracks specific parking fee categories, including VIP parking, season passes, and discounted rates.
- Monitors access control records, detailing which vehicles entered and exited specific parking zones.
- Helps prevent revenue leakage by cross-referencing access control logs with revenue transactions.

6. Validation Revenue & Utilization Reports

- Monitors discounted or validated parking transactions, ensuring all validations are properly applied.
- Tracks utilization rates of validation programs, helping entities assess the impact of parking incentives.
- Ensures that all parking discounts are properly logged, preventing unauthorized use of validation codes.



HIGH-TECH REPORTING

7. Parking Duration & Lot Utilization Trends

- Provides insights into how long vehicles remain parked and identifies high-demand time slots.

- Tracks lot capacity and turnover rates, helping optimize staffing, pricing, and resource allocation.
- Identifies underutilized areas, enabling strategic planning for lot reconfiguration or dynamic pricing models.

8. Staff Parker Movement & Event-Based Transactions

- Tracks the movements of authorized staff vehicles using access control data.
- Differentiates staff parking from general admission parking, ensuring proper revenue categorization.
- Provides event-specific transaction reports, separating revenue from regular daily parking operations.

9. Credit Card Summary by Month & Entity-Based Accounting

- Summarizes monthly credit card transactions to ensure alignment with bank deposits and revenue reports.
- Separates revenue collected on behalf of OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum, ensuring proper fund distribution.
- Helps with complex reconciliation processes where revenue is allocated to multiple entities based on predefined agreements.

Ensuring Accuracy, Transparency, and Compliance

By leveraging these **automated, system-generated reports**, Everpark ensures:

- ✓ **Accurate revenue tracking** across multiple entities and payment channels.
- ✓ **Real-time financial transparency**, reducing errors and reconciliation delays.
- ✓ **Data-driven decision-making** by providing valuable insights into parking trends, revenue allocation, and operational performance.
- ✓ **Full compliance with OEPM's financial reporting guidelines**, ensuring all transactions are properly documented and auditable.

Through our **state-of-the-art financial reporting system**, Everpark continues to provide **the highest level of financial accountability and efficiency**, ensuring seamless parking revenue management at **Exposition Park, BMO Stadium, and the Los Angeles Memorial Coliseum**.

Complex Revenue Reconciliation & Multi-Entity Fund Distribution

One of Everpark's greatest strengths is our ability to successfully manage the intricate revenue reconciliation processes required for multi-entity parking operations at Exposition Park, BMO Stadium, and the Los Angeles Memorial Coliseum.

When Everpark initially took over the account, the operation relied heavily on manual revenue collection and reporting processes, leading to inefficiencies, delays, and an increased risk of discrepancies. There was no automated reconciliation system, making fund distribution across multiple entities a labor-intensive and error-prone process.

Since assuming operations, Everpark has implemented a seamless, technology-driven approach, leveraging system-generated reporting to eliminate manual errors, enhance transparency, and ensure real-time financial accountability. Our automated revenue management process allows us to accurately track, reconcile, and distribute parking revenue to multiple stakeholders without operational bottlenecks or financial inconsistencies.

Automated Revenue Reconciliation Process

1. Event Parking Requests & Pre-Approval

- Every event-based parking transaction is directly tied to the pre-approved parking request process, ensuring a traceable financial record from reservation to final reconciliation.
- The automated request system links invoicing and payment tracking to facilitate error-free reconciliation.
- System-generated reports track reserved spaces, expected revenue, and actual collections, preventing discrepancies before they arise.

2. Multi-Entity Revenue Tracking

- Revenue collected from daily and event-based parking is automatically categorized to reflect proper allocations to OEPM, BMO Stadium, and the Coliseum accounts.

- This process eliminates the risk of misallocated funds, manual entry errors, or missing transactions.
- System-based tracking allows for instant verification of revenue flows, ensuring compliance with OEPM's financial regulations and contractual revenue-sharing agreements.

3. Seamless Fund Deposits & Reporting

- Everpark deposits daily and event-based parking revenue into the designated OEPM, BMO Stadium, and Los Angeles Memorial Coliseum accounts following pre-established financial agreements.
- System-generated reconciliation reports align all deposits with OEPM's state-issued revenue codes, ensuring full compliance and preventing any misclassification of funds.
- Our automated accounting platform records all transactions in real-time, providing immediate financial oversight for Everpark and its partners.

4. Post-Event Reconciliation & Audit Reports

At the conclusion of every event, Everpark conducts a multi-layered final reconciliation audit to verify financial accuracy. This process ensures:

- ✓ All revenue streams (daily parking, event-specific parking, and entity allocations) are fully accounted for.
- ✓ System-generated reports match all recorded deposits, eliminating discrepancies between expected and collected revenue.
- ✓ Any inconsistencies are flagged for immediate review, triggering an



Everpark
is always taking
a closer look.

Leveraging Technology to Transform Multi-Entity Revenue Management

The transition from **manual reconciliation to a fully automated system** has resulted in:

- ✓ Elimination of revenue reporting delays, ensuring timely fund distribution.
- ✓ Seamless integration of invoicing, payment tracking, and reconciliation, reducing the risk of misallocations.
- ✓ Real-time financial oversight, allowing OEPM, BMO Stadium, and the Coliseum to track their respective revenue streams at any given time.
- ✓ Audit-ready financial records, ensuring complete compliance with state revenue regulations and contractual agreements.

By integrating automated reconciliation tools, Everpark has modernized and optimized the revenue collection process for Exposition Park and its affiliated entities. We now operate with unparalleled efficiency, delivering a seamless and transparent financial management system that meets the complexities of multi-entity fund distribution.

Event Parking Request Invoicing & Financial Oversight

Everpark has implemented a fully automated invoicing and financial oversight system that ensures seamless tracking, approval, collection, and reconciliation of event parking revenue. By customizing Monday.com through automation workflows, Everpark has successfully linked the parking request process, invoice generation, payment receipt tracking, and reconciliation into a single integrated financial management platform.

This customized automation eliminates manual errors, accelerates approval times, and provides real-time financial transparency for OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum. Every step of the process—from parking request submission to final revenue reconciliation—is now fully traceable and easily accessible in case of an OEPM audit or financial review request.

Invoicing & Approval Process

1. Automated Parking Request Processing

- Everpark monitors all OEPM-approved parking request forms and automatically links them to our customized Monday.com platform.
- Each request is digitally recorded and tagged with an event identifier, ensuring seamless tracking from request approval to payment collection.

2. Cloud-Based Invoice Generation

- Everpark's cloud-based billing system instantly generates an invoice upon OEPM approval of a parking request.
- The invoice automatically pulls data from the approved request, ensuring all details are accurate and aligned with OEPM's financial requirements.

3. Invoice Details Include:

- ✓ Event Name & Date – Clearly identifying the parking activity.
- ✓ Parking Location & Rate – Specifying the applicable parking fees based on lot allocation.
- ✓ State-Issued Revenue Codes – Ensuring correct fund allocation and compliance with state reporting standards.
- ✓ OEPM Approval Documentation – Linking the invoice to the official OEPM approval records for financial accuracy.

4. Seamless Invoice Delivery & Digital Tracking

- Once OEPM approves the invoice, Everpark's Monday.com automation triggers an instant notification to the event organizer, sending the final invoice with payment instructions.
- Each invoice is stored within the Monday.com system, allowing real-time tracking of invoice status (Approved, Sent, Paid, or Overdue).

Payment Collection & Tracking

1. Automated Payment Status Monitoring

- Every generated invoice is automatically linked to the event payment ledger in Monday.com.
- The system tracks all invoices, payment statuses, and allocated stall counts, ensuring full financial accountability.

2. Real-Time Deposit & Fund Allocation Oversight

- Everpark ensures that all event-based parking payments are collected, deposited, and accurately reported to OEPM and the appropriate entities.
- Automated revenue categorization ensures that payments are allocated correctly between OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum, preventing errors in fund distribution.

3. Automated Overdue Payment Reminders

- If an invoice remains unpaid, Everpark's Monday.com automation sends alerts and reminders to the event organizer, ensuring timely collections.
- If further escalation is needed, the system flags the overdue payment for financial review, allowing for immediate action to prevent outstanding balances from accumulating.

4. Audit-Ready Payment Records

- Every payment record, invoice, and transaction is digitally stored, time-stamped, and categorized in Monday.com.
- This allows Everpark to immediately retrieve financial data in the event of an OEPM audit request, ensuring full compliance and instant access to financial documentation.

Iteration Work

A high-level view of all the product work being completed per iteration.

Main Table 

0 / 0 0 / 1 0 / 2 Activities / 0 ...

Iteration 4: 12/23 - 1/3

Dev	Lead	Timeline	Status	Priority	Area	ESP	ASP	Evaluation Formula	Design
		Dec 23 - 27	Waiting on R	Most	infra	1	1	Correct evaluation	Not Needed
		Dec 23 - 29	Done	High	Functionality	0.5	1	Under evaluation	Needed
		Dec 24 - 31	Waiting on R	High	Code Quality	1	2	Under evaluation	Not Needed
		Jan 1 - 3	Backlogged	Medium	Growth	2	2.5	Under evaluation	Not Needed
<div style="display: flex; justify-content: space-around;"> <div style="width: 33.33%;"></div> <div style="width: 33.33%;"></div> <div style="width: 33.33%;"></div> </div>			4.5	6.5	N/A				

Iteration 3

Dev	Lead	Timeline	Status	Priority	Area	ESP	ASP	Evaluation Formula	Design
		Dec 17 - 31	Done	High	Functionality	2	0.5	Over evaluation	Not Needed
		Dec 11 - 14	Done	High	New App	1	0.25	Over evaluation	Not Needed
		Dec 12 - 18	Done	Medium	Code Quality	2	2	Correct evaluation	Not Needed
<div style="display: flex; justify-content: space-around;"> <div style="width: 33.33%;"></div> <div style="width: 33.33%;"></div> <div style="width: 33.33%;"></div> </div>			5	2.75	N/A				

AUTOMATION WITH MONDAY.COM

Transforming Financial Oversight with Custom Automation

By customizing monday.com, Everpark has transformed what was once a manual, time-consuming process into a fully automated, efficient, and audit-ready financial oversight system.

- ✓ Invoices are generated instantly upon OEPM approval.
- ✓ Payments are automatically tracked and categorized by entity.
- ✓ Overdue reminders are automated, ensuring timely collections.
- ✓ Audit-ready reports are available at any time for OEPM review.
- ✓ Reconciliation is seamless, preventing misallocation of funds.

This automated, technology-driven approach ensures that Everpark, OEPM, BMO Stadium, and the Coliseum have full visibility into event parking revenue, financial status, and real-time compliance tracking—delivering a seamless and highly accountable revenue management process.

Entity Revenue Reconciliation Process

Everpark's commitment to financial transparency, precision in revenue allocation, and seamless fund distribution is a core pillar of our parking management services. Our entity revenue reconciliation process ensures that each entity receives its appropriate share of parking revenue, with full compliance to OEPM's reporting standards.

As a testament to our service excellence, financial reporting accuracy, and operational efficiency, Everpark has received strong references from BMO Stadium and the Los Angeles Memorial Coliseum—two of the largest entities we serve at Exposition Park. Their endorsements highlight Everpark's proven ability to manage complex, multi-entity revenue reconciliation processes with unparalleled reliability.

General Admission Revenue Allocation

1. Pre-Event Revenue Planning & Stall Allocation

- Prior to each event, Everpark works with BMO Stadium, the Coliseum, and OEPM to determine the exact number of stalls allocated for General Admission sales.

- Our system ensures that each parking stall allocation is documented, categorized, and linked to the event's revenue tracking system to prevent discrepancies.

2. Real-Time Revenue Collection & Tracking

- During the event, all General Admission parking transactions are processed through Parkhub's MPOS system, ensuring that every transaction—whether cash or credit—is time-stamped and stored in our real-time revenue database.
- Transactions are recorded under entity-specific revenue categories, preventing misallocation of funds and ensuring a clear financial audit trail.

3. Dual-Tracked Revenue Reconciliation

- To eliminate reconciliation errors, Everpark separates cash and credit card transactions, ensuring that each payment method is accounted for separately before funds are distributed.
- System-generated reports provide a detailed breakdown of General Admission revenue, categorized by:
 - ✓ Transaction Type (cash, credit card, mobile payment)
 - ✓ Lot Location & Parking Rate
 - ✓ Time of Transaction
 - ✓ Entity-Specific Revenue Allocation

Post-Event Financial Reconciliation

1. Detailed General Admission Reconciliation Report Submission

- At the conclusion of each event, Everpark generates a General Admission Reconciliation Sheet, which is submitted to OEPM for review and verification.
- This report provides a comprehensive financial breakdown, ensuring that all collected revenue aligns with pre-approved stall allocations and event parking policies.
- The reconciliation sheet is automated and linked to our Monday.com system, allowing OEPM and Everpark to track the reconciliation process in real time.

2. Approval & Confirmation Process

- Once OEPM reviews and approves the reconciliation report, Everpark submits the final reconciliation package to the respective entity (BMO Stadium or the Coliseum) for confirmation.
- Entities have full visibility into the revenue reports, ensuring they can validate and verify all collected revenue before fund transfers occur.

3. Seamless Wire Transfer & Fund Allocation

- Upon confirmation from the respective entity, Everpark initiates an automated wire transfer of the collected General Admission revenue to the entity's designated account.
- Each fund transfer is documented in our financial system, ensuring that OEPM and the entity have full access to transaction records for audit purposes.
- Everpark provides a final post-event reconciliation report, detailing:
 - ✓ Total funds collected for General Admission sales
 - ✓ Breakdown of revenue by payment type and lot allocation
 - ✓ Timestamped transaction logs from Parkhub's MPOS system
 - ✓ Wire transfer receipt and deposit confirmation

Setting the Standard for Multi-Entity Revenue Reconciliation

Everpark's entity revenue reconciliation process is the gold standard in multi-entity financial management at Exposition Park. Our automated, real-time reporting structure, powered by Parkhub's MPOS system and Monday.com integrations, ensures:

- ✓ Instant visibility into parking revenue collected during events
- ✓ Accurate fund allocation with no manual entry errors
- ✓ Audit-ready transaction logs for OEPM, BMO Stadium, and the Coliseum
- ✓ Efficient wire transfers that ensure timely fund distribution
- ✓ Compliance with all OEPM financial reporting guidelines

Through our proven track record and the strong endorsements from our partner entities, Everpark continues to set the industry benchmark for financial accountability, seamless reconciliation, and transparent revenue reporting at Exposition Park.

Cash Handling & Security Measures

Everpark maintains a strict, multi-layered approach to cash handling and revenue security, ensuring that all financial transactions remain accurate, transparent, and fully auditible. With the integration of Parkhub's business intelligence platform and SKIDATA's PARCS system, Everpark has implemented real-time monitoring, discrepancy alerts, and audit-ready cash tracking to mitigate risks and prevent revenue leakage.

Our cash handling and security measures are designed to detect anomalies, prevent fraud, and enforce strict accountability across all parking operations at Exposition Park, BMO Stadium, and the Los Angeles Memorial Coliseum.

Multi-Tiered Cash Control & Drop Process

1. Dual-Verification Cash Drop Process at End of Each Shift

- At the end of each shift, Everpark enforces a dual-verification protocol where two authorized personnel are required to count and verify all cash collected before deposit.
- This process eliminates potential discrepancies and ensures full accountability for every cash transaction recorded in the system.
- Each deposit is cross-checked against digital transaction logs from Parkhub and SKIDATA to ensure exact revenue reporting.

2. Secure Drop Safes for High-Volume Event Transactions

- For large-scale events, Everpark utilizes secure, tamper-proof drop safes at designated locations to ensure that cash deposits are safeguarded against unauthorized access.
- Each deposit is logged in real time, providing a time-stamped, audit-ready record that can be immediately reconciled with system-generated reports.

3. Cash Transfer & Bank Deposit Security

- All cash deposits are securely transported under strict protocol to the designated bank account, with GPS-tracked deposit movements for high-volume collections.
- Funds are deposited the same business day to prevent accumulation of cash on-site.

- Cashiers are required to follow strict drop-off protocols that include biometric verification before deposits are handed over to authorized personnel.

Randomized Audits & Discrepancy Tracking

1. Randomized On-Site Cashier Audits

- Everpark conducts randomized, unannounced audits of all cashiers during live operations to verify that cash collected aligns with system-generated transactions.
- Audits are performed by On-Site Revenue Auditors, who check for:
 - ✓ Cash-on-hand vs. system-tracked transactions
 - ✓ Duplicate transactions or voided entries
 - ✓ Unapproved manual overrides or underreported collections

2. Parking Facility Audit Count for Revenue Validation

- To further ensure revenue integrity, Everpark conducts a parking facility audit count, verifying:
 - ✓ Actual cars parked vs. reported revenue
 - ✓ Parking transactions against ticket issuance logs
 - ✓ Access control records from SKIDATA to validate parking entry/exit transactions
- This audit count ensures that no transactions are missed or manually adjusted without proper documentation.

3. Parkhub Reprint Tracking to Prevent Fraud

- Parkhub's real-time business intelligence platform allows Everpark to track and flag reprinted tickets.
- Every reprint transaction is recorded in the system, ensuring that no duplicate charges or unauthorized refunds occur.
- Automated alerts are triggered for cashiers with excessive reprint activity, prompting an immediate review by the Revenue Control Supervisor.

A large, semi-transparent background image of a hand holding a smartphone. The screen of the phone displays a map of a parking lot with various sections labeled and colored in shades of green and grey. The background of the slide is a light green color, and the overall theme is technology and real-time data.

Real-Time Discrepancy Alerts & Business Intelligence Oversight

1. Real-Time Anomaly Detection with Parkhub & SKIDATA

- Parkhub's live transaction monitoring system alerts management in real-time when:
 - ✓ A transaction does not match the recorded revenue count
 - ✓ A cashier performs excessive reprints or overrides payment records
 - ✓ Revenue drops below expected levels for a given time frame
 - ✓ These automated discrepancy alerts enable Everpark to immediately investigate potential issues, preventing financial loss.

2. Integrated Digital & Cash Revenue Tracking

- Everpark monitors both digital and cash transactions side by side, ensuring that:
 - ✓ Cash deposits match system-generated revenue reports
 - ✓ No manual errors are introduced between digital records and physical cash on hand
 - ✓ Discrepancies are flagged for review before fund transfers occur

3. Audit-Ready Revenue Reports for OEPM & Stakeholders

- All cash transactions and discrepancy reports are stored in our customized Monday.com system, ensuring that Everpark, OEPM, and partner entities can:
 - ✓ Access transaction logs instantly for financial reviews
 - ✓ Request real-time audit data without delays
 - ✓ Validate deposits, discrepancies, and revenue trends across multiple event days

A Proven Track Record of Financial Excellence

2. Everpark's six-year track record of financial accuracy, real-time revenue reconciliation, and multi-entity fund distribution demonstrates our expertise in managing complex financial processes for Exposition Park. Our ability to seamlessly collect, audit, and distribute funds to both OEPM and its key entities (BMO Stadium and Coliseum) sets us apart as a trusted, transparent, and technology-driven parking services provider.
3. By leveraging SKIDATA, Parkhub, and cloud-based accounting solutions, we deliver a best-in-class revenue collection and reporting system that ensures full transparency, compliance, and efficiency. Everpark remains committed to maintaining unparalleled financial accountability and delivering seamless revenue reporting for Exposition Park's evolving needs.

Everpark Corporate Accounting Infrastructure Flow Chart



A. Parking Management & Modernization

As Everpark enters its fifth year as the trusted parking management partner for OEPM, our extensive experience, deep institutional knowledge, and strategic innovations have consistently delivered seamless parking operations at Exposition Park. Looking ahead, the continued modernization and expansion of Exposition Park will require a forward-thinking parking management approach, leveraging technology, data-driven decision-making, and operational efficiency to meet the evolving needs of the venue and its stakeholders.

Rather than reflecting solely on past accomplishments, this section focuses on the future of parking operations, detailing how Everpark's tested methodologies, modernized systems, and proven leadership will continue to enhance traffic and pedestrian flow, optimize ingress/egress, and support future infrastructure improvements at Exposition Park.



Hi Surafel,
I just wanted to take a moment to thank you and Everpark. You and your team have always been professional and responsive to our needs.

You have always made yourself available any time of day or night to assist with the different challenges in Expo Park. Your work ethic and reliability make a significant difference.

Thank you again for your exceptional service and assisting with our unique needs!

Sincerely,

Maurice Ochoa, Associate Vice President, Facilities, Operations, and Support Services
Natural History Museums of LA County
www.nhm.org



EXPOSITION PARK – BMO STADIUM IN FOREGROUND

Experience & Management of Exposition Park Parking

Optimized Parking Management Strategy

Everpark has successfully divided Exposition Park's parking operations into seven dedicated teams, each managing a specific parking structure or lot. This strategic segmentation allows for precise oversight, rapid response to operational needs, and enhanced customer service.

Each lot is managed by a dedicated supervisor, who reports directly to the general manager, ensuring real-time communication, accountability, and issue resolution.

Monday.com has been integrated into pre-event planning, creating a systematized, trackable pre-event setup process for efficiency.

Zendesk's ticketing system has streamlined communications between Everpark, stakeholders, and on-site personnel, ensuring a centralized issue-resolution platform.

Parking Modernization & Technology-Driven Enhancements

Everpark has transformed parking operations at Exposition Park through cutting-edge technology that improves efficiency, revenue tracking, and visitor experience. Our technology-driven approach includes:

Real-Time Parking Utilization & Monitoring

Live tracking of parking occupancy across all structures and lots.

Dynamic parking availability updates provided to visitors via digital signage, online platforms, and mobile applications.

Traffic flow optimization, ensuring congestion is minimized and parking access is seamless.

Data-Driven Operational Adjustments

Visitor behavior tracking to identify trends and optimize future event parking operations.

Data-driven staffing models, ensuring personnel are strategically deployed based on peak occupancy insights.

Automated utilization reports, helping OEPM and event organizers forecast demand and make informed decisions.

Advanced Revenue Protection & Fraud Prevention

Integration of Los Angeles Memorial Coliseum and BMO Stadium parking pass systems with Mobile Point of Sale (MPOS) technology, preventing fraudulent or duplicate passes.

Automated payment processing for seamless guest transactions and reduced wait times.

Customized digital validation systems, ensuring accurate access control and revenue tracking.



Enhanced Traffic & Guest Experience Management

As Exposition Park continues to evolve, Everpark has implemented strategies to improve both traffic control and the visitor experience (Please also see Attachment 1 – Traffic Management Map):

Tailgating & Event Day Optimization

Designed a structured tailgating strategy, ensuring both safety and efficient space utilization.

Real-time lot monitoring and ingress/egress adjustments, allowing traffic to flow smoothly even during large-scale events.

Integrated Pedestrian & Vehicle Flow Management

Strategically positioned traffic directors and digital signage provide clear wayfinding guidance.

Pedestrian safety enhancements, ensuring designated walkways and controlled crossings improve event-day efficiency.

Operational coordination with law enforcement and security teams, ensuring a holistic traffic control strategy.

Future-Ready Parking System Enhancements

Expansion of online parking reservations via Event Pass by Parkhub, offering pre-paid digital parking solutions for major events.

Integration of License Plate Recognition (LPR) technology, enhancing automated vehicle identification for seamless entry.

Implementation of next-generation digital wayfinding, ensuring guests are directed to the closest available parking in real time.



THE NEXT EVOLUTION OF EXPOSITION PARK

The Future of Parking at Exposition Park

Everpark has successfully modernized and optimized parking at Exposition Park while leveraging technology, improving traffic management, and prioritizing guest experience. Our expertise in handling high-volume, multi-event parking operations ensures that we are the only operator capable of seamlessly managing the increasing demands of Exposition Park's growing footprint.

Looking ahead, Everpark remains committed to:

- ✓ Enhancing technological integration for a seamless, guest-friendly parking experience.

- ✓ Improving operational efficiencies through automated reporting and real-time monitoring.
- ✓ Ensuring seamless ingress and egress strategies, even as infrastructure projects reshape Exposition Park.
- ✓ Collaborating with OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum to maintain a cohesive, well-coordinated approach to parking management.

As Exposition Park continues to evolve, Everpark stands as the most experienced and technologically advanced operator to navigate these complex changes while delivering a world-class parking experience.

Technical Approach to Work/Management Strategies

The MASTER PLAN: the Future of OEPM's Parking Management

Everpark's technical approach and management strategy for Exposition Park is built on a foundation of efficiency, innovation, and proven operational success. As the incumbent parking operator, Everpark has developed, refined, and implemented a highly effective parking management system that seamlessly integrates daily parking operations, large-scale event logistics, valet services, and multi-venue coordination. Our ability to optimize ingress and egress, streamline parking operations, and enhance the visitor experience has been recognized by two of the largest entities at Exposition Park—**BMO Stadium and the Los Angeles Memorial Coliseum**—both of whom have provided strong letters of reference highlighting Everpark's expertise, reliability, and commitment to operational excellence.

By leveraging state-of-the-art technology such as Monday.com for workflow automation, SKIDATA and Parkhub for real-time parking management, and Flash Valet for premium valet services, Everpark has created a scalable, adaptive, and data-driven approach to parking operations. Our team has successfully managed the most complex traffic scenarios at Exposition Park, ensuring smooth daily visitor parking, high-volume event coordination, and large-scale traffic management. Additionally, as Exposition Park undergoes major developments, including the Lucas Museum of Narrative Art and the construction of an underground parking structure, Everpark's deep institutional knowledge and

proven contingency planning capabilities make us the only operator that can seamlessly transition through these changes without disruption. Through strategic planning, real-time monitoring, and an unwavering commitment to excellence, Everpark continues to deliver unmatched parking management services tailored to the evolving needs of Exposition Park.

Management of Daily Parking Operations

Everpark's approach to daily parking operations at Exposition Park is rooted in efficiency, innovation, and guest satisfaction. Our goal is to deliver a streamlined, technology-driven parking experience that enhances the daily operations for staff, visitors, and entities while ensuring seamless ingress, egress, and revenue collection.

As the incumbent parking operator, Everpark has developed a **customized strategy** that:

- ✓ **Leverages intelligent parking technology** to automate processes and improve efficiency.
- ✓ **Implements a highly trained workforce** committed to customer service and operational excellence.
- ✓ **Utilizes data-driven planning** to optimize staffing, mitigate congestion, and enhance visitor experience.
- ✓ **Continuously refines best practices** based on historical data, real-time analytics, and stakeholder feedback.

Through these measures, Everpark has transformed Exposition Park's parking operations, automating key processes while maintaining the human oversight necessary for such a dynamic venue.

Leveraging Technology: Managing Daily & Small Event Parking Operations

To effectively manage daily parking and smaller event operations, Everpark has integrated Monday.com, a leading project management platform, into our day-to-day operations planning process.

Monday.com is configured to:

- Automate the tracking of small-scale events and daily visitor trends.

- Determine staff deployments based on anticipated guest volume.
- Allocate operational resources based on key criteria (event schedules, expected attendance).
- Provide real-time monitoring of parking activity to allow adjustments as needed.

By automating routine planning processes, Everpark ensures that daily parking operations remain seamless, well-staffed, and highly responsive to guest needs.

Managing Entity Staff Parking Process

Everpark has developed a streamlined approach to managing staff parking access for multiple entities at Exposition Park. This process ensures that only authorized personnel are granted access while adhering to OEPM's established allocation rules. Key staff parking procedures include:

Pre-Approval & Verification

- Each entity submits a Staff & Volunteer Information sheet, listing the names and vehicles of all personnel requiring parking access.
- An Everpark supervisor reviews the request to ensure compliance with the OEPM-determined allocation.

HID Keycard Management

- Authorized personnel receive HID parking keycards programmed for entry into designated parking structures.
- Keycards are assigned and distributed based on formal "parking request forms" submitted by entity representatives.
- Staff parking access is tracked, monitored, and audited to prevent unauthorized use.

Training & Compliance

- Entity staff receive training on automated parking procedures, including HID keycard functionality and entry/exit guidelines.
- Keycards are restricted to single-use entries to prevent unauthorized re-entry or transfer.

Event-Day Adjustments

- On large event days, when parking automation is paused for manned operations, entity staff must present HID keycards to cashiers equipped with Parkhub Mobile POS devices for validation.
- Alternative entry points (Ramp B & C) are encouraged to mitigate congestion at high-traffic access points.

Outcome

- ✓ Secure, efficient, and well-documented entity staff parking process.
- ✓ Minimized risk of unauthorized access and resource misuse.
- ✓ Reduced congestion at high-volume access points.

Validated Parking Process

To streamline validated parking for staff, volunteers, and visitors, Everpark has configured a web-based validation platform that allows each entity to self-manage validations.

Entity Validation Procedures

Monthly Validation Allowances

- Each entity's validation account is pre-loaded with the monthly allocated validation credits.
- The validation system resets automatically at the start of each month.

Validation Purchase & Processing

- Entities without complimentary validation credits can submit a validation request form.
- Everpark generates an invoice, and upon payment, validation credits are loaded into the entity's account.

On-Site Validation Process

- Visitors must retain their parking tickets to receive validation.
- Entity representatives can validate parking via the web portal or at a stand-alone kiosk by:
 - Entering the last six digits of the parking ticket number.
 - Scanning the barcode on the ticket.

- Once validated, visitors have 45 minutes to exit before incurring additional charges.

Outcome:

- ✓ Fully automated, self-managed validation system for each entity.
- ✓ Increased accountability and transparency in validation tracking.
- ✓ Seamless integration with Exposition Park's automated parking system.



Managing Daily Visitor Parking

Everpark's approach to daily visitor parking is focused on efficiency, guest convenience, and revenue maximization.

Key Daily Parking Management Procedures

Guest Volume Forecasting & Staff Deployment

- Each week, the Everpark parking admin team contacts entity representatives to determine expected visitor volume.
- Staffing schedules are adjusted accordingly to ensure adequate coverage.

- Additional traffic directors are assigned on days with increased museum attendance.

Automated Parking Functionality & Customer Support

- Daily system checks ensure all automated parking functionalities are operational.
- Backup contingency plans are in place for any unexpected equipment malfunctions.
- Staff are available 24/7 via intercom to assist visitors with payment issues or general inquiries.

Traffic Flow & Payment Optimization

- Traffic directors are positioned at entry points to:
 - Encourage visitors to pre-pay using mobile pay or pay stations.
 - Expedite the entry process to minimize congestion.
- Cashiers are strategically deployed at key areas within the parking structure to assist visitors.

Outcome

- ✓ Optimized traffic flow, reducing wait times and congestion.
- ✓ Increased customer satisfaction through proactive support.
- ✓ Revenue protection through real-time validation monitoring and digital payment adoption.

Conclusion: Everpark's Future-Ready Parking Operations

Everpark's data-driven, technology-enhanced approach ensures that daily parking operations at Exposition Park remain efficient, seamless, and guest-friendly. Our deep institutional knowledge, integration of automation, and highly trained workforce make Everpark the ideal partner to continue leading Exposition Park's parking management into the future.

With Everpark, OEPM benefits from:

- ✓ **A fully modernized** daily parking operation that leverages **technology and automation**.

- ✓ **Efficient and secure** entity staff parking management with **strict access controls**.
- ✓ **Automated, self-managed validation processes** that simplify operations for stakeholders.
- ✓ A **responsive and proactive visitor parking strategy** that enhances the guest experience.

As the incumbent operator, Everpark is the only parking provider with the proven expertise and operational knowledge to ensure Exposition Park's parking system remains at the forefront of efficiency, transparency, and guest satisfaction.

Management of Large Event Operations

Strategy

Managing large-scale events at Exposition Park presents unique logistical challenges that require precision planning, real-time adaptability, and a well-coordinated operational approach. As the incumbent parking operator, Everpark has developed and perfected a customized large-event traffic and parking management plan that ensures:

- ✓ **Seamless ingress and egress** with dynamic traffic control strategies.
- ✓ **Optimized space utilization** to maximize parking capacity and revenue.
- ✓ **Enhanced guest experience** by providing clear wayfinding and expedited entry.
- ✓ **Real-time decision-making** to handle unexpected traffic and operational adjustments.
- ✓ **Security and pedestrian safety** through well-planned crowd and vehicle separation strategies.

With over five years of experience managing high-attendance events, including USC Football games, concerts, festivals, and multi-venue events occurring simultaneously, Everpark has developed a scalable, highly adaptive approach that delivers orderly, efficient, and revenue-maximizing event-day operations.

A blurred background image of a multi-level parking garage with several levels of ramps and parking spaces.

Everpark event parking and pedestrian management: calm not chaos.

Event Preparation Plan: Ensuring Readiness Before the Event

Effective large-event parking management starts long before event day, requiring coordination, logistics planning, and equipment checks to ensure a flawless execution.

Pre-Event Coordination & Planning

Stakeholder Meetings & Coordination

- Everpark actively participates in all planning meetings with event organizers, venue operators, law enforcement, CHP, and emergency personnel.
- Customized parking logistics sheets are prepared based on event size, venue configuration, and estimated attendance.

Customized Large Event Parking & Traffic Plan

- Lot opening times, ingress & egress circulation plans are finalized.
- Presold parking pass counts by lot determine advance allocations.
- Contingency plans (technology failure, inclement weather, security concerns) are developed.

Staffing & Deployment Planning

- Personnel assignments are pre-determined for key ingress and egress points.
- HR software is used to confirm staff availability and track role assignments.
- Additional supervisors & enforcement teams are scheduled for peak event periods.

Outcome



Proactive event-day readiness, reducing last-minute adjustments.



Clear communication between all stakeholders to ensure a smooth operation.

Event Day Logistics: Executing a Well-Coordinated Plan

Optimized Event Equipment Setup & Guest Ingress Process with Monday.com Workflow Integration

Everpark ensures seamless event-day parking operations by leveraging Monday.com's workflow automation, real-time data tracking, and integrated mobile parking technologies. Through pre-event planning, real-time monitoring, and rapid staff adjustments, our process maximizes efficiency, enhances guest experience, and ensures operational readiness before gates open.

1. Equipment Setup & Verification

Ensuring all parking infrastructure is fully operational before guest arrival is essential for smooth traffic flow, revenue tracking, and safety compliance. Everpark integrates Monday.com to automate and track each step of the equipment setup process, ensuring no critical task is overlooked.

Pre-Event Equipment Installation & Testing

- Monday.com generates task assignments for setup teams, listing deployment areas and required materials (cones, barricades, fire lane markers, light towers).
- Supervisors update task completion in Monday.com, ensuring real-time tracking of progress.
- Digital signage is programmed and activated to guide guests to correct parking lots.
- SKIDATA and Parkhub MPOS systems undergo functionality testing, with results logged in Monday.com to ensure system reliability before the event.

Final On-Site Checks

- Supervisors conduct pre-event walk-throughs, verifying that lot setups match the master event plan.
- Monday.com's real-time checklist ensures no missing signage, barriers, or directional markers.
- Any last-minute updates (e.g., lot capacity adjustments, rerouted ingress plans) are communicated instantly through the centralized operations dashboard in Monday.com.

Outcome



All equipment is deployed and confirmed before guest arrival.



Real-time parking guidance minimizes congestion and confusion.



Supervisors receive live updates to ensure immediate response to operational changes.

2. Guest Ingress Process: Maximizing Efficiency & Reducing Congestion

Everpark ensures a frictionless guest arrival experience by integrating mobile payment solutions, automated pass validation, and real-time staff deployment adjustments.

Mobile Payment & Pre-Paid Parking Pass Validation

- Everpark attendants use mobile handheld devices to scan digital and paper parking passes.

- Monday.com's validation tracker ensures real-time monitoring of parking pass usage and pre-paid entries.
- System automatically blocks duplicate passes, preventing unauthorized re-entry and fraud.
- Guests can pay using contactless payment methods, including credit cards, Apple Pay, and Google Pay.

Traffic Flow Optimization

- Monday.com generates live staff deployment adjustments, ensuring attendants are allocated to the busiest ingress points.
- When a lot reaches 85% capacity, Monday.com triggers an automated notification to the Operations Manager, prompting activation of 'LOT FULL' signage and redirection of vehicles to alternate areas.
- Dedicated VIP, ADA, and general parking routes are assigned in advance through Monday.com to minimize last-minute confusion.

Real-Time Parking Command Center

- Everpark's Command Center monitors occupancy across all lots in real time, tracking ingress volume through data fed from Parkhub and SKIDATA reports.

A blurred background image showing a large crowd of people walking in a park-like setting, suggesting a busy event or gathering.

Everpark. Happy crowds. Easy in. Easy out. Safely.

- If a lot reaches 90% capacity, monday.com automatically updates signage requests, directing traffic to overflow parking areas.
- Supervisors receive live occupancy updates and adjust staffing accordingly to maintain efficiency.

Outcome



Faster entry, reducing guest frustration and improving the overall event experience.



Prevention of unauthorized or duplicate parking pass use, protecting revenue.



Optimized parking lot usage through real-time monitoring, increasing efficiency and revenue potential.

By integrating monday.com's workflow automation with real-time parking technology, Everpark provides a highly organized, adaptable, and technology-driven approach to event-day parking. This ensures seamless ingress, maximized efficiency, and an enhanced visitor experience, reinforcing our expertise in managing complex, high-traffic parking environments.

3. Guest Egress Process: Ensuring a Safe & Orderly Departure

Guest departure is one of the most logically challenging parts of event operations. Everpark implements a structured exit strategy to prevent gridlock and pedestrian conflicts.

Pre-Egress Planning & Coordination

- One hour before event end, the Operations Manager holds a briefing to finalize egress plans.
- Illuminated delineators and pedestrian lanes are positioned to separate vehicles from foot traffic.

Traffic Flow Adjustments for Egress

- Cone and barricade formations are adjusted to shift from entry to exit mode.
- Vehicles are directed toward designated exit routes to prevent backtracking and congestion.

- Real-time monitoring at the Command Center allows for adjustments based on traffic conditions.

Post-Event Load-Out Procedures

- Once all vehicles have exited, Everpark supervisors oversee equipment breakdown.
- Digital and static signage is collected and inventoried for the next event.

Outcome



Faster guest exit times, reducing post-event congestion.



Well-organized pedestrian safety measures.



Efficient breakdown and reset for the next event.

Security & Traffic Control Enhancements

While Everpark is not a security company, we recognize the importance of traffic control, pedestrian safety, and access management for large-scale events.

Pedestrian & Vehicle Separation Strategies

- Dedicated pedestrian pathways are created using barricades and cones.
- Portable bike racks and fencing are deployed where needed to prevent pedestrian-vehicle conflicts.

Traffic Control Patterns & Cone Formations

- Cones are placed strategically at entry and exit points to regulate traffic movement.
- Lot-fill sequences are designed to eliminate revenue loss from unused spaces.

Fire Lane & Emergency Vehicle Coordination

- Everpark works with local authorities to ensure clear emergency access routes are maintained.

Ride-Share, Bus, and Oversized Vehicle Management

- A dedicated rideshare pickup/drop-off zone is maintained away from vehicle traffic lanes.
- Buses and oversized vehicles are assigned to designated entry and parking zones.

Outcome



Clear separation between vehicle and pedestrian traffic.



Minimized security risks through proactive event planning.



Dedicated lanes for emergency response teams.

Signage & Wayfinding Strategy

Color-Coded Lot Identification

- Parking passes are designed to match static and digital signage to reduce guest confusion.
- Each lot is clearly marked with color-coded signage.

Digital Messaging Updates

- LED message boards can be adjusted in real-time to direct guests to available lots.

Ticketing System Coordination

- Parking passes are integrated with ticketing providers to ensure consistency in lot assignments.

Outcome



Reduced guest confusion and improved wayfinding.



Efficient space utilization across all parking lots.

The Everpark Advantage in Large Event Management

Everpark's data-driven, technology-enhanced approach ensures that large-scale events at Exposition Park remain well-organized, guest-friendly, and revenue-optimized.

With Everpark, OEPM benefits from:

- ✓ A fully developed ingress and egress plan that reduces congestion.
- ✓ Real-time traffic and parking monitoring for instant adjustments.
- ✓ Automated, mobile-based payment processing to streamline transactions.
- ✓ Proven event parking experience that no other operator can match.

As the incumbent operator, Everpark is the only parking provider with the expertise, institutional knowledge, and operational agility to manage Exposition Park's complex and high-volume event operations successfully.

Managing Event Parking Operations During Construction of the New Underground Parking Structure

The construction of a new underground parking structure at Exposition Park presents significant operational challenges, including temporary parking loss, increased congestion, and the need for strategic traffic management. As the incumbent operator with deep institutional knowledge of Exposition Park's parking ecosystem, Everpark is uniquely positioned to seamlessly manage event operations during this transitional period. Our team has developed and refined a comprehensive Traffic Management Plan (TMP) that ensures:

- Minimized disruption to event operations despite temporary parking reductions.
- Optimized traffic flow and ingress/egress strategies to prevent congestion.
- Strategic use of alternative parking areas to mitigate parking shortages.
- Safe pedestrian pathways and controlled access points to maintain efficiency.
- Real-time adaptability based on dynamic event conditions and changing operational needs.

This plan leverages Everpark's extensive experience managing complex, high-traffic event environments and is built on data-driven traffic modeling, real-time monitoring, and stakeholder collaboration.

Communication & Quality Assurance at Exposition Park

Communication

Managing daily operations at Exposition Park requires clear, efficient, and structured communication to address the frequent and simultaneous requests from multiple stakeholders. Everpark's world-class guest and client inquiry processing platform, powered by Zendesk, ensures seamless interaction between entities, designated points of contact, and the parking management team.

Everpark implemented Zendesk as a centralized communication hub, widely utilized across Exposition Park, facilitating real-time task allocation, service quality tracking, and incident resolution.

Key communication technology solutions currently in place include:

- Notification of Upcoming Major Events – Ensuring stakeholders are aware of large-scale events impacting parking operations.
- Notification of Equipment Malfunctions – Immediate alerts for prompt issue resolution.
- Guest Volume Data Collection – Providing predictive insights for resource planning.
- Entity & Third-Party Parking Requests – Streamlining approvals and logistics for event parking.
- Quarterly Parking Requests – Managing long-term scheduling and reservations.
- Procedural Change Notifications – Communicating updates in parking policies and operations.
- Monthly Surveys – Gathering stakeholder feedback for continuous improvement.

Quality Assurance & Performance Measurement

Everpark embraces Six Sigma principles to reduce defects, fix broken processes, and proactively enhance customer service. Our commitment to quality is reflected in measurable service standards, ensuring we continuously meet OEPM's operational and customer service expectations.

To support OEPM's quality objectives, Everpark has implemented a unified quality management system that:

- Improves operational efficiencies through structured workflows and technology.
- Enhances transparency in parking operations by tracking key processes in real-time.
- Delivers top-tier employees with ongoing training, performance guidance, and incentive programs.
- Guarantees safety & customer service excellence through standardized procedures.
- Measures key performance indicators (KPIs) to ensure continuous improvement.

- Conducts periodic facility inspections to monitor adherence to Standard Operating Procedures (SOPs).
- Tracks critical operational areas such as maintenance, traffic flow, customer service, and financial controls.

Measuring Key Performance Indicators (KPIs)

To ensure alignment with OEPM's operational goals, Everpark utilizes Paycom, a leading performance and compensation management tool that allows managers to:

- ✓ Set measurable performance goals for each position.
- ✓ Track real-time performance data aligned with OEPM objectives.
- ✓ Generate reports on operational efficiency, employee performance, and customer service metrics.

Everpark's KPI measurement includes, but is not limited to:

- ✓ KPI Implementations – Tracking the effectiveness of operational initiatives.
- ✓ Accounts & Financial Performance – Ensuring revenue accuracy and reconciliation.
- ✓ Guest Satisfaction Metrics – Monitoring customer experience and response times.
- ✓ Facility Manager Oversight – Evaluating operational efficiency at each location.
- ✓ Parking & Valet Staff Performance – Assessing service quality, adherence to SOPs, and guest interactions.
- ✓ Valet Program Efficiency – Tracking speed, accuracy, and guest satisfaction in valet operations.

By leveraging advanced technology, real-time reporting, and continuous quality improvement strategies, Everpark ensures that Exposition Park's parking operations remain efficient, transparent, and guest-focused.

Temporary Parking Loss: Alternative Parking Solutions

The construction of the underground parking structure will temporarily remove 1,154 parking spaces, primarily in the Green and Yellow Lots. To offset this loss, Everpark will strategically utilize alternative parking areas within and around

Exposition Park to accommodate event demand and maintain operational efficiency.

Alternative Onsite Parking Areas

- **South Lawn (450 spaces):** Dedicated for event attendees with buffer zones to minimize disruption.
- **Blue Structure (200 spaces):** Temporarily allocated for events with Board approval.
- **Expo Center Lot (162 spaces):** Accessed for USC home games and LAMC buyout events.
- **Expo Lawn (175 spaces):** Recommended for event staff parking to preserve guest availability.
- **North Structure (100 spaces upon opening):** Additional capacity for event operations.

Additional Overflow & Offsite Parking

- **Orange Structure (800 spaces):** Ideal for overflow event parking.
- **State Drive Lot (93 spaces):** Used for supplementary event parking.
- **Offsite Parking (500 spaces):** Within walking distance to Exposition Park, designated for event staff to free up onsite inventory for guests.
- **Advanced Parking Reservations:** Encouraging event attendees to pre-purchase parking via Everpark's Event Pass system powered by Parkhub to optimize allocation and reduce ingress delays.

Outcome



Strategic parking reallocation minimizes guest inconvenience.



Advanced planning ensures a smooth transition during construction.



Dynamic lot assignments maintain efficiency for high-traffic events.

Managing Ingress & Egress During Construction

With key parking lots offline, managing ingress and egress routes becomes even more critical to prevent congestion and ensure guest satisfaction. Everpark's real-time traffic monitoring and adaptive control strategies will guide vehicles efficiently.

Traffic Flow Adjustments

- Alternative entry/exit points established to distribute vehicle flow evenly.
- Directional signage & Variable Message Signs (VMS) provide real-time updates on parking availability.
- Real-time staff adjustments through Everpark's Monday.com platform optimize vehicle entry.

Dedicated Ingress Routes for Key Events

- BMO Stadium Events: Vehicles routed to the Blue Structure, South Lawn, and Orange Structure via MLK Blvd & Figueroa St.
- USC Football Games: VIPs & ADA vehicles enter via Exposition Blvd & Vermont Ave, while general parking routes through Bill Robertson Lane & South Lawn.
- Museum Visitors: Traffic is separated from stadium events, directing guests to the Blue Structure & Expo Lawn for parking.

Optimized Egress Strategies

- Pre-positioned traffic control teams at critical intersections to manage vehicle flow post-event.
- Reverse lanes & adaptive signal timing at Exposition Blvd, Vermont Ave, and Bill Robertson Lane to accelerate vehicle departure.
- Pedestrian safety barriers and crosswalk staffing to separate foot traffic from vehicular flow.

Outcome



Prevents traffic bottlenecks despite reduced parking capacity.



Dedicated entry/exit points improve flow for overlapping events.



Ensures safe and efficient guest departures post-event.

Pedestrian Safety & Traffic Separation Measures

With construction activity creating additional hazards, pedestrian safety measures will be enhanced to prevent conflicts between vehicles, guests, and ongoing construction work.

Key Pedestrian Safety Enhancements

- Dedicated pedestrian pathways with physical barricades separating guests from roadways.
- Crosswalks staffed with trained traffic personnel to manage guest movement safely.
- Digital wayfinding QR codes placed at key decision points directing visitors to stadium entrances, museums, and alternative parking locations.

Outcome



Minimizes pedestrian-vehicle conflicts during high-traffic events.



Ensures guests navigate construction zones safely.



Maintains smooth ingress & egress flow through strategic pedestrian control.

Leveraging Technology for Traffic & Parking Management

Everpark's Monday.com project management platform and integrated parking technology solutions ensure seamless coordination of traffic control, ingress/egress operations, and event-specific adjustments.

Monday.com's Role in Event Operations During Construction

- Automated task assignments & staff deployment for rapid adjustments based on live conditions.
- Real-time reporting dashboards for ingress flow monitoring & parking space tracking.
- Incident tracking & resolution workflows ensuring quick response to traffic disruptions.

Smart Parking Management with SKIDATA & Parkhub

- Real-time occupancy tracking allows for dynamic redirection to available parking.
- Event Pass online reservation platform encourages pre-paid parking to reduce congestion at entry points.
- MPOS mobile validation system ensures frictionless entry for VIPs and prepaid guests.

Outcome

- ✓ Real-time adaptability to unexpected parking demand changes.
- ✓ Seamless digital parking solutions reduce manual intervention.
- ✓ Maximizes operational efficiency while construction is ongoing.

Why Everpark is the Right Choice for Parking Management During Construction

As the incumbent operator, Everpark possesses the institutional knowledge, tested contingency plans, and operational experience required to navigate the complexities of Exposition Park's event operations during construction.

Everpark is the only provider that has:

- ✓ **Developed and refined the Traffic Management Plan** tailored for construction disruptions.
- ✓ **Established dynamic ingress and egress strategies** that prevent congestion and ensure guest satisfaction.
- ✓ **Integrated advanced parking technologies and automation tools** to optimize event-day parking.
- ✓ **Proven ability to manage Exposition Park's multi-venue events**, ensuring smooth coordination between stadiums, museums, and daily visitors.

By retaining Everpark as the parking operator, OEPM ensures continuity, efficiency, and minimal disruption during this critical infrastructure project, securing a stable, organized, and guest-friendly parking experience at Exposition Park.



LUCAS MUSEUM OF NARRATIVE ART

Operations Strategy: LMNA & Integrated Event Management

As the Lucas Museum of Narrative Art (LMNA) prepares to open, Everpark has developed a comprehensive transition and operations strategy that ensures seamless integration of the museum's parking operations into the broader Exposition Park system. Our plan is designed to maximize operational efficiency, enhance visitor experience, and maintain organized ingress and egress, even during high-traffic multi-venue event days when the museum, BMO Stadium, and the Los Angeles Memorial Coliseum host concurrent events.

Seamless Transition Plan for Lucas Museum Parking Operations

Everpark's transition plan consists of a thorough, phased approach designed to ensure the Lucas Museum's parking operations are fully functional on day one. We will work closely with Lucas Museum stakeholders and OEPM to define specific goals and objectives, laying the groundwork for a scalable and efficient parking management system.

Phase I: Pre-Implementation Planning & System Evaluation (Two Months Prior to Opening)

- Evaluate Internal Parking/Traffic Management Operations Plan to identify required adjustments.

- Meet with Lucas Museum and OEPM representatives to align on ingress/egress, emergency action plans, and communication strategies.
- Assess parking technology platforms to ensure integration of barcode access, HID cards, AVI, NFC, online reservations, and LPR (License Plate Recognition) for seamless entry.
- Review and revise standard operating procedures (SOPs) in collaboration with Exposition Park representatives.
- Develop Workforce Outreach & Recruitment Plan to hire and train parking personnel.
- Present static and digital signage designs for approval to ensure effective wayfinding.

Phase II: System Integration, Equipment Installation & Staff Training

(One Month Prior to Opening)

- Order and install all approved parking equipment, signage, and materials to prevent supply chain delays.
- Conduct workforce job fair and begin training sessions for all parking and valet positions.
- Introduce facility supervisors and key parking staff to OEPM and museum representatives.
- Ensure all uniforms and name tags are finalized and distributed.
- Publish parking-related content (circulation maps, procedures, policies, payment options) on the Lucas Museum's interactive website.
- Complete integration of mobile permit systems (ticketing, staff permits, and visitor validations).

Phase III: System Testing, Operational Readiness & Soft Launch

(Two Weeks Prior to Opening)

- Conduct full-scale testing of all parking technology platforms to ensure accurate reporting, revenue tracking, and guest access management.
- Establish a guest and entity support communication channel using an online ticketing system for parking inquiries.
- Finalize analytical dashboard functionalities to track occupancy rates, revenue, and parking utilization.

- Complete final inventory of all supplies, equipment, and staffing assignments.
- Submit the final version of the SOP manual to the Office of Exposition Park Management.

Outcome



Lucas Museum parking operations are fully operational on day one, with a trained workforce, a fully integrated parking system, and a structured ingress/egress plan.

North Structure Key Daily Operational Tasks

The North Structure will serve as the primary parking facility for museum guests, staff, and special event visitors. Everpark will implement a structured daily operations plan to ensure smooth entry, efficient space utilization, and a premium guest experience.

Guest Assistance & Wayfinding

- Station parking attendants at key entry points to provide white-glove assistance.
- Deploy traffic directors at major intersections within the garage to guide visitors to available parking stalls and elevators/stairwells.
- Install highly visible signage at key decision points, including digital signs displaying available parking space counts.

Parking Equipment & Maintenance Oversight

- Proactively troubleshoot parking equipment malfunctions and coordinate repairs with vendors as needed.
- Conduct daily facility maintenance including trash removal, cleaning of light fixtures, booth sanitization, and graffiti removal.
- Implement a parking lot sweeping schedule to maintain a clean environment for guests.

Outcome

The North Structure operates with maximum efficiency, ensuring guests experience seamless parking from arrival to departure.

Lucas Museum Valet Service: First-in-Class VIP Experience

Everpark has already collaborated with the Lucas Museum team to design a first-in-class valet management plan that delivers a premium, technology-enhanced experience for VIPs, members, and high-profile guests. Our valet service will be seamlessly integrated into Exposition Park's broader parking operations, ensuring efficient traffic flow and exceptional guest service.

Flash Valet: Enhancing Efficiency & Guest Convenience

Everpark will deploy Flash Valet, a cutting-edge valet management platform that streamlines vehicle check-in, tracking, and retrieval through mobile technology and automation. This system eliminates paper tickets, enhances security, and expedites vehicle return times by allowing guests to request their car via text message or a QR code scan.

Valet Process Overview

- Guests are greeted by a professional valet attendant and issued a digital or paper claim ticket upon arrival.
- A vehicle inspection & time stamped picture module (optional) ensures full transparency in vehicle handling and condition upon drop-off.
- Vehicles are carefully parked in designated valet stalls within the North Structure for secure storage.
- When guests are ready to leave, they text or scan their claim ticket via Flash Valet, triggering an automated vehicle retrieval process.
- The valet runner promptly retrieves and delivers the vehicle to the designated staging area.

Seamless Integration with Exposition Park's Traffic Plan

To minimize congestion and optimize operations, Everpark's valet service will:

- Coordinate directly with Lucas Museum security and event planners to ensure a smooth, uninterrupted valet flow.
- Integrate Flash Valet with Exposition Park's parking technology platforms, allowing for real-time vehicle tracking and digital validation of valet services.
- Deploy traffic control personnel at peak times to direct vehicles efficiently and prevent bottlenecks at the valet drop-off and pick-up areas.

Outcome



A seamless, technology-driven valet service that enhances guest convenience.



Faster retrieval times, reducing congestion and improving flow around the museum.



A premium first impression that aligns with the Lucas Museum's high-end visitor experience.

Everpark's advanced valet strategy, powered by Flash Valet, ensures a first-class experience, reinforcing Exposition Park's commitment to efficiency, convenience, and exceptional service.

Integrated Event Management: Lucas Museum & USC Football Simultaneous Operations

One of the greatest challenges in managing the Lucas Museum's parking operations will be ensuring efficient ingress and egress when the museum and USC football games coincide. Bill Robertson Lane will be a critical shared roadway, requiring a sophisticated traffic management plan that balances:

- Museum guests arriving for exhibitions and special events.
- USC game-day traffic with thousands of vehicles converging on Exposition Park.
- Pedestrian movement across both venues, requiring controlled crossings.



Everpark's valet service will be seamlessly integrated into Exposition Park's broader parking operations, ensuring efficient traffic flow and exceptional guest service.

Everpark's Proven Traffic Management Plan for Multi-Venue Events

Everpark has already developed and tested a comprehensive Traffic Management Plan that includes:

1. Strategic Deployment of Barricades & Traffic Flow Control

- Dedicated entry lanes for Lucas Museum visitors to prevent game-day traffic interference.
- Barricaded pedestrian zones along Bill Robertson Lane to prevent vehicle-pedestrian conflicts.
- Separate ingress routes for museum patrons and USC fans, utilizing traffic cones and signage to direct vehicles appropriately.

2. Pedestrian & Vehicular Activity Separation

- Designated pedestrian crossing points with traffic control officers.
- Real-time digital signage to alert drivers of changing traffic conditions.
- Directional signage at key intersections to prevent congestion buildup.

3. Dynamic Traffic Flow Adjustments

- Pre-event traffic monitoring using drone footage and real-time data from Parkhub MPOS systems.
- Ingress & egress flow managed by supervisors stationed at critical junctions.
- Reversible lane strategies to accommodate post-game traffic surges.

4. USC Football & Lucas Museum Parking Coordination

- Preserved parking allocation for museum visitors to prevent overspill from football attendees.
- Dynamic staffing adjustments based on anticipated game-day crowd size.
- Proactive communication with law enforcement & stadium security to ensure smooth transitions.

Outcome



Museum guests and football attendees experience seamless ingress and egress, with zero conflicts between visitor groups.

Conclusion: Everpark's Readiness to Manage the Lucas Museum's Complex Parking Operations

Everpark's technology-driven, structured approach ensures Lucas Museum's parking operations are seamlessly integrated into the broader Exposition Park ecosystem.

With Everpark, OEPM benefits from:

- A structured, phased transition plan ensuring zero operational disruptions.
- Advanced parking technologies for ticketless entry, LPR integration, and real-time space availability tracking.
- A world-class valet service using Flash Valet for premium guest convenience.
- A proven, USC game-day traffic management strategy ensuring efficient ingress and egress for multi-venue events.

As the incumbent parking operator, Everpark is the only provider with the deep institutional knowledge, advanced planning capabilities, and tested operational

strategies to ensure seamless parking operations at the Lucas Museum and across Exposition Park.

Strategic Traffic & Parking Management Plan for the 2028 Olympics

The 2028 Olympic Games will bring unprecedented global attention to Los Angeles, transforming Exposition Park into a critical hub for Olympic events, international spectators, and high-profile dignitaries. Successfully managing the high volume of visitors, athletes, VIPs, and media personnel will require precision, adaptability, and a deep understanding of traffic dynamics—all of which Everpark has already begun preparing for in coordination with LA28, LADOT, CHP, and other key stakeholders.

As the incumbent parking operator with a proven track record of managing large-scale, multi-venue events, Everpark is uniquely positioned to ensure a seamless Olympic experience by leveraging data-driven traffic modeling, real-time monitoring, and advanced parking technologies. Our executive team has been actively engaged with LA28 planners, working through traffic management strategies, contingency planning, and ingress/egress optimization to develop a comprehensive event-day operational blueprint.

Everpark's Tactical Approach to Olympic Traffic Management

With its deep institutional knowledge of Exposition Park's complex traffic ecosystem, Everpark is designing a multi-layered strategy that prioritizes:

- **Optimized Olympic Transportation Routes** – Dedicated ingress/egress lanes for athletes, officials, and media personnel, ensuring unimpeded access to venues.
- **Smart Parking Allocation & Dynamic Re-Routing** – Real-time space availability tracking via SKIDATA and Parkhub, allowing for instant adjustments in response to demand.
- **Seamless Transit & Rideshare Integration** – Dedicated shuttle drop-off points, transit connectors, and rideshare pickup zones to alleviate congestion and encourage alternative transportation.
- **Digital Parking Reservation & Cashless Transactions** – Expansion of Everpark's Event Pass online platform, enabling visitors to pre-purchase parking, receive mobile entry QR codes, and eliminate payment delays at entry points.

- ✓ **Adaptive Staffing & Technology-Driven Deployment** – Leveraging Monday.com workflow automation to dynamically assign staff based on real-time traffic conditions, venue schedules, and event timelines.
- ✓ **Multi-Agency Coordination & Emergency Planning** – Seamless collaboration with LA28, LADOT, CHP, and emergency response teams to implement secure, efficient traffic flow and contingency response plans.

Proven Large-Scale Event Experience: A Key Differentiator

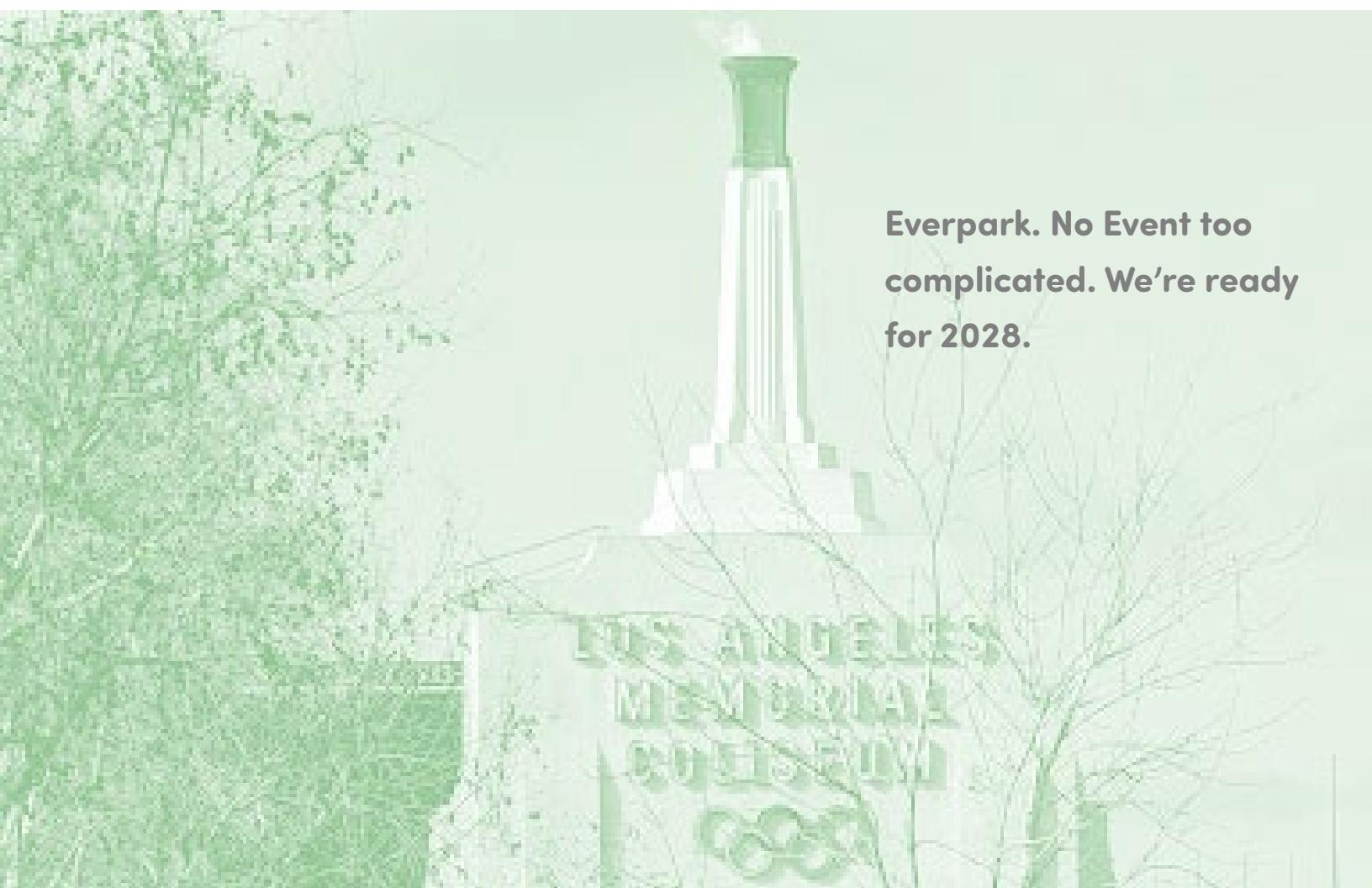
Everpark's technical expertise and institutional knowledge of Exposition Park's unique traffic challenges provide a competitive advantage that no other operator can match. Our experience managing USC football games, BMO Stadium concerts, and concurrent multi-venue events has allowed us to test, refine, and implement best-in-class traffic control strategies—many of which will be scaled for the Olympic-level complexity of LA28.

BMO Stadium and the Los Angeles Memorial Coliseum—two of Exposition Park's largest stakeholders—have already recognized Everpark's operational excellence through letters of reference that highlight our ability to efficiently manage high-capacity events while ensuring revenue integrity, traffic control, and guest satisfaction. This direct endorsement further validates Everpark's ability to execute at an Olympic scale.

A Future-Ready, Technology-Driven Parking & Traffic Solution for LA28

Everpark is proactively investing in **cutting-edge technology** and **advanced logistical planning** to ensure **Exposition Park is fully prepared for the challenges of the 2028 Olympics**.

- ✓ **Real-Time Traffic Monitoring & Digital Signage Adjustments** – Dynamic lane management, LED messaging updates, and drone-assisted congestion monitoring for optimized traffic flow and rapid adjustments.
- ✓ **Automated License Plate Recognition (LPR) & RFID Access** – Hands-free entry systems for Olympic personnel and media crews, ensuring fast and secure access control.
- ✓ **Expansion of Flash Valet for VIP Services** – Premium, tech-enhanced valet operations at the Lucas Museum and designated Olympic hospitality zones, providing **text-based vehicle retrieval and automated check-ins**.
- ✓ **Intelligent Pedestrian & Vehicle Flow Management** – Dedicated pedestrian corridors, temporary overpasses, and intersection control staffing to safely accommodate the large influx of visitors.

A faint, semi-transparent background map of the Los Angeles area, showing the city's layout, major roads, and landmarks. The text "Los Angeles" is written in a large, stylized, green font across the center of the map.

Everpark. No Event too complicated. We're ready for 2028.

Conclusion: The Only Operator Prepared for LA28's Parking & Traffic Challenges

Everpark's advanced planning, technological investments, and institutional expertise position us as the only operator capable of seamlessly managing the immense logistical challenges of the 2028 Olympics at Exposition Park.

With a proven track record of success, tested event-day strategies, and real-time operational agility, Everpark ensures:

- ✓ Minimized congestion and enhanced guest experience through data-driven traffic control.
- ✓ Secure and efficient transportation logistics for Olympic athletes, VIPs, and media.

- ✓ Seamless coordination between Exposition Park, LA28, and citywide transit networks.
- ✓ Optimized parking operations that balance Olympic demands with local venue needs.

As the trusted partner of Exposition Park for large-scale event management, Everpark has already laid the foundation for a world-class Olympic parking and traffic experience—ensuring that Exposition Park remains a premier destination during the 2028 Games and beyond.

Ongoing Advancement in Parking Technology

Everpark will continue to lead implementation of automated parking solutions in all existing and new parking facilities within Exposition Park. Automation's key objective is to create a unified system between lots/structures via a SKIDATA solution capable of managing access and revenue control. Our installation of parking automation has helped modernize Exposition Park's parking operations, increased available payment options, and streamlined the customer and visitor experience. We will continuously improve implementation of these technologies and others the future may offer.

Technology Implementation Plan

Again, keeping in mind that Everpark is the incumbent, we have written the following sections to highlight our management strategies and methodologies, but with brevity by not detailing them. OEPM is very much aware of what we do and how we do it for Exposition Park.

Where discussion about the OEPM Master Plan needs to be included – because we are now predicting the future of parking management – we will expand the relevant information to detail next technological steps starting with this next section.

Key Pre-Implementation Steps

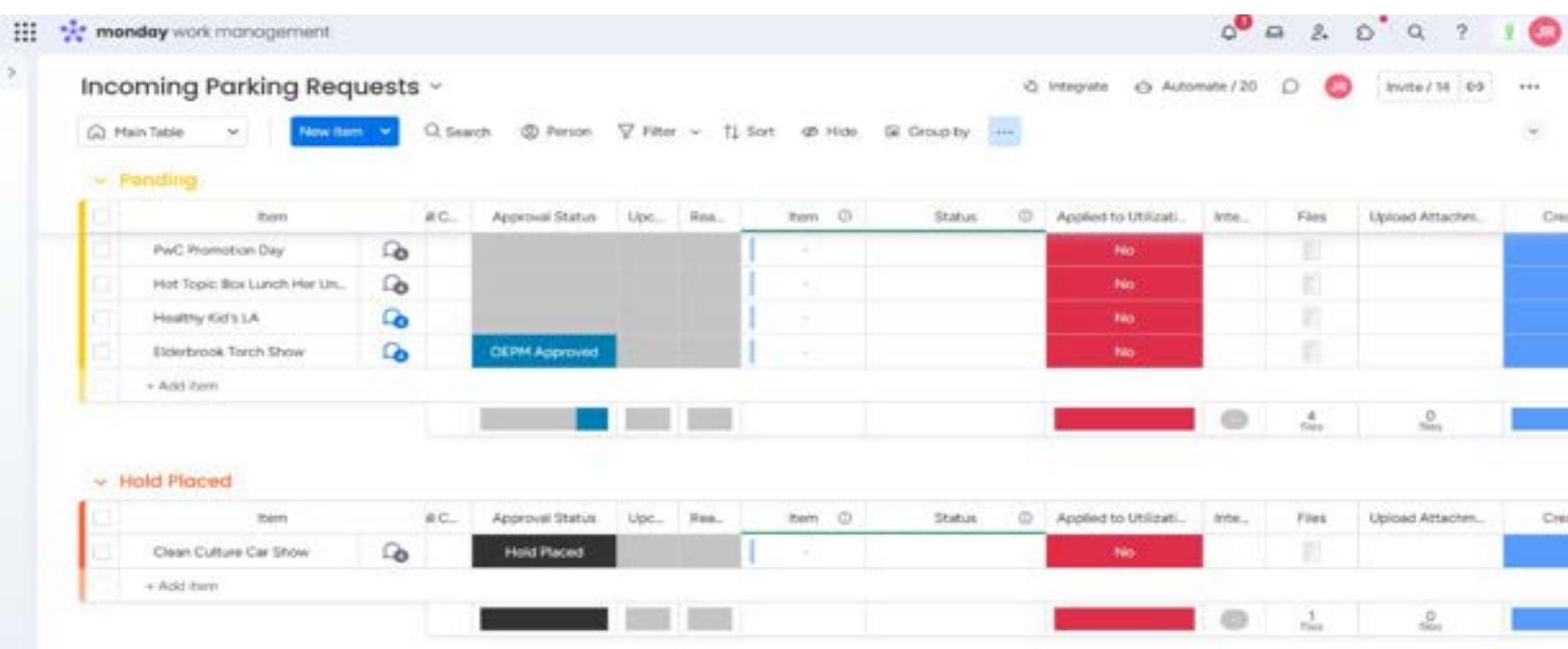
- A rigorous review of changing state regulatory requirements
- Review and improvement of access cards based on established allocation
- Review and improvement of entity web-based validation accounts
- Continuous improvement of training of all staff and representatives on key parking-related procedures
- Continuous structure and distribution of instructional guides for staff and guests on key parking automation-related procedures

The Continuing Value of Monday.com

Alongside the Parkhub mobile point of sale (MPOS) solution, Monday.com streamlines task allocation for daily operations and special events. By leveraging this powerful platform, we enhance our operational efficiency and ensure meticulous task management.

- Streamlined Task Allocation and Management
- Enhanced Coordination for Special Events
- Real-Time Monitoring and Responsiveness
- Improved Operational Efficiency
- Enhanced Customer Experience
- Increased Revenue Generation

Following are screen shots demonstrating a parking request flow:



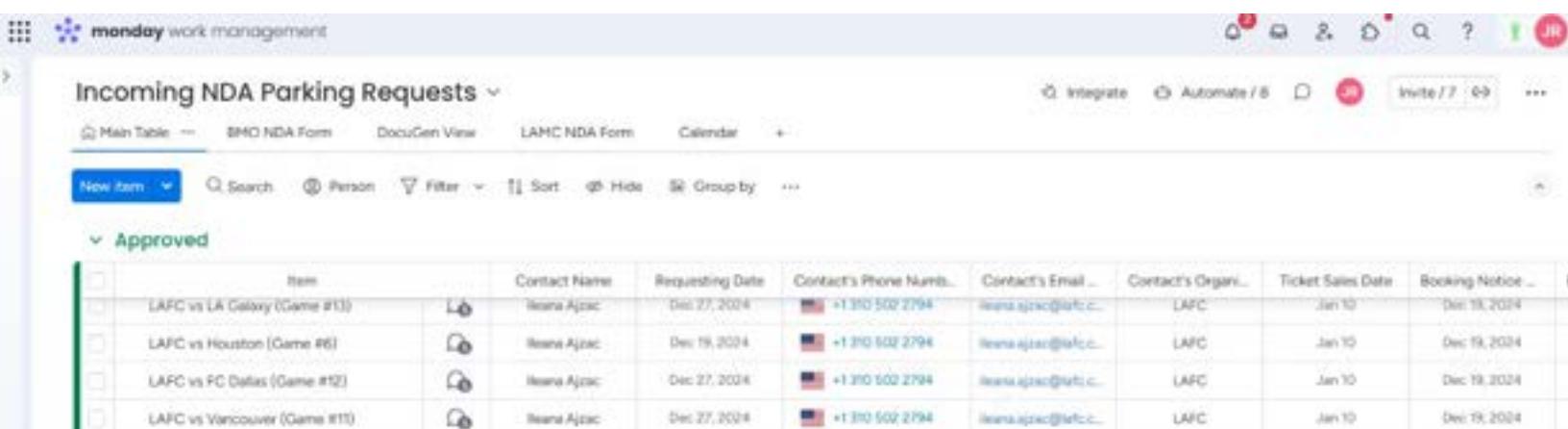
Incoming Parking Requests

Pending

Item	Approval Status	Upc...	Req...	Item	Status	Applied to Utiliz...	Inte...	Files	Upload Attachm...
PwC Promotion Day	DEPM Approved					No			
Hot Topic (Box Lunch Her Un...						No			
Healthy Kid's LA						No			
Elderbrook Torch Show						No			

Hold Placed

Item	Approval Status	Upc...	Req...	Item	Status	Applied to Utiliz...	Inte...	Files	Upload Attachm...
Clean Culture Car Show	Hold Placed					No			



Incoming NDA Parking Requests

Approved

Item	Contact Name	Requesting Date	Contact's Phone Num...	Contact's Email ...	Contact's Organi...	Ticket Sales Date	Booking Notice ...
LAFC vs LA Galaxy (Game #1)	Irena Ajzic	Dec 27, 2024	+1 310 502 2794	irena.ajzic@lafc.c...	LAFC	Jan 10	Dec 19, 2024
LAFC vs Houston (Game #6)	Irena Ajzic	Dec 19, 2024	+1 310 502 2794	irena.ajzic@lafc.c...	LAFC	Jan 10	Dec 19, 2024
LAFC vs FC Dallas (Game #12)	Irena Ajzic	Dec 27, 2024	+1 310 502 2794	irena.ajzic@lafc.c...	LAFC	Jan 10	Dec 19, 2024
LAFC vs Vancouver (Game #11)	Irena Ajzic	Dec 27, 2024	+1 310 502 2794	irena.ajzic@lafc.c...	LAFC	Jan 10	Dec 19, 2024



monday work management

This board is visible to anyone on the web with a shareable link.

Parking Request External View

In order by d... New Item Search Person Filter Sort Hide Group by

Pending

Item	Request Type	Park Entity	Date	Start and End Ti...	Estimated Attend...	Lot Utilization	Additional Inform...
PwC Promotion Day	Park Entity Event	Los Angeles Mem...	Jun 20	6am-11pm	1,000	Blue Structure	pre-paid spots in Bl...
Hot Topic: Box Lunch Her Universe Holiday Party	Third Party Event		Feb 28	7 PM - 12 AM	800	Blue Structure	This is parking for o...
Private Event	Third Party - School		Feb 4	8:30am-3:30pm	100	Green Lot	n/a
Healthy Kid's LA	Park Entity Event	Los Angeles Mem...	Apr 13	2am-7pm	2,500	Blue Structure	Normal event parki...
Eldertbrook Torch Show	NDA Event		Apr 5	5pm-11pm	5,396	Blue + Orange	Torch show parking
Movements - Torch Show	NDA Event		Apr 6	5pm-11pm	8,500	Orange + Blue	Normal Torch Show
Preseason Soccer Friendly: LAPC vs Club Ameri...	NDA Event		Feb 11	7:30pm-11pm	22,000	Blue Structure	doors open at 6pm
LAMCC Meeting Training	Park Entity Event	Los Angeles Mem...	June 20	2:00pm - 4:00pm	1	Blue Structure	Training staff for L...

+ Add item

Los Angeles Mem... 41,199 sum Blue Structure

The monday.com Incoming NDA Parking Request Board provides a seamless and efficient platform for tracking all submitted NDA parking requests, ensuring easy access to key information and streamlining the approval process. This board facilitates collaboration between OEPM and Everpark, allowing both parties to track, manage, and maintain a record of NDA parking request submissions while ensuring compliance with key Non-Disturbance Agreement (NDA) terms. Additionally, it offers entities a transparent and efficient way to submit and receive approvals, making the NDA parking request process organized, accessible, and hassle-free.

The monday.com Incoming Parking Request Board provides a streamlined and transparent system for tracking and managing all submitted parking requests, ensuring quick access to key details and an efficient approval process. This board allows OEPM and Everpark to collaborate in real-time, maintaining a comprehensive record of parking request submissions while ensuring compliance with established guidelines. Additionally, the board distinguishes between standard parking requests and those covered under NDA terms, ensuring that entities receive clear, structured approvals based on the appropriate parking allocation process. This seamless system enhances efficiency, accountability, and coordination for all parking requests at Exposition Park.



SKIDATA

SKIDATA (PARCS): Automated Parking Access Management System

SKIDATA/PARCS allows us to, at minimum to:

- Entry/ingress and exit/egress automated access to all parking areas along with exit terminals fitted with intercoms to provide parking-related assistance.
- Capability of accepting credit cards, cash, validated tickets, barcoded passes, and HID cards at entry and exit gates and/or pay on foot stations and mobile payments via the Sweb-mobile platform.
- Web-based validation portal that allows account holders to validate parking tickets via onsite scanners (purchased separately) or directly on the web portal.

- Provide 24 hours, seven days a week parking access to staff and visitors Set Parking Rates per Client Direction
- Manage Weekly and Monthly Parking Permits
- Perform Cash Collection and Deposit
- Implement Accounting and Cash Control Procedures
- Deliver Reporting and Logging
- Perform Daily Activity and Revenue Reporting
- Do Daily Vehicle Inventory/Vacancy Counts
- Perform Monitoring Methods – Real-Time Monitoring Technology, Regular Inspections and Audits and Feedback Mechanisms

- Allows third-party event organizers to pre-purchase validation chaser tickets they can issue to guests.
- The system includes management software capable of tracking stall utilization in real-time & tracking and reporting income derived from the parking operations.
- Create any Frequency of Monitoring – Daily, Weekly, Monthly and Event-Based
- Provide Multiple Documentation Methods – Digital Documentation, Reports and Dashboards and Corrective Action Log



SKIDATA SWEB MOBILE

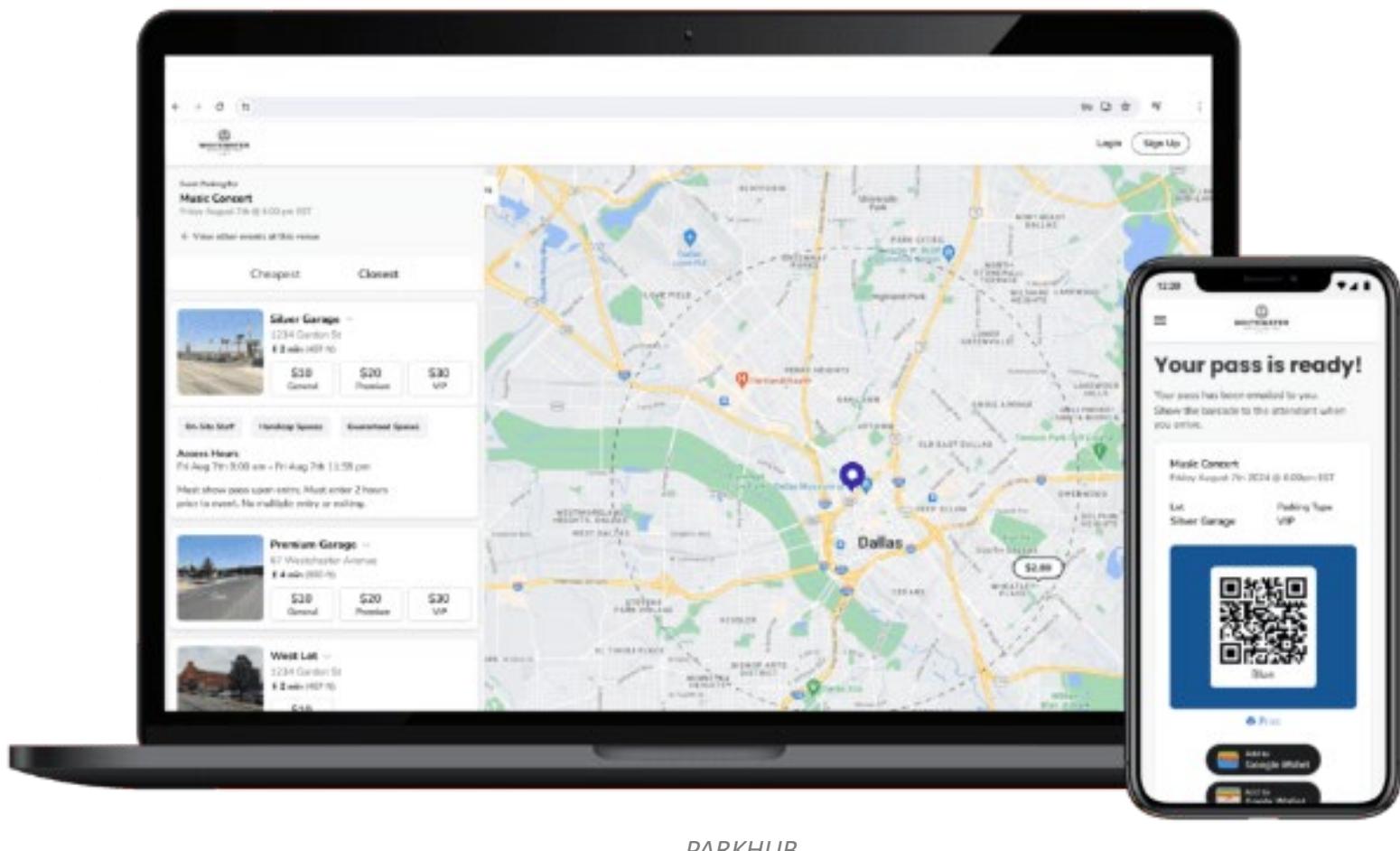
monday work management

Available Parking Stall Inventory

New Item

Available Spaces

	Item	Date	Blue Stall Count	Orange Stall Cou...	Pink Stall Count	Yellow Stall Count	Green Stall Count	+
	Available Spaces	Feb 26	1157	1345	211	201	943	
	Available Spaces	Feb 27	1157	1345	211	201	953	
	Available Spaces	Feb 28	1157	1345	211	201	953	
	Available Spaces	Mar 1	0	845	0	0	0	
	Available Spaces	Mar 2	1157	1345	211	201	953	
	Available Spaces	Mar 3	1157	1345	211	201	953	
	Available Spaces	Mar 4	1157	1345	211	201	953	
	Available Spaces	Mar 5	1157	1345	211	201	953	



PARKHUB

Parkhub: Mobile Point of Sale Devices (POS)

- Deployed during large event operations to speed up access and the processing of parking payment transactions.
- Capable of accepting credit cards and cash, apple pay transactions and scanning digital barcoded parking passes.
- System integrated to process digital parking passes utilized by and during events.
- Includes management software capable of tracking stall utilization in real-time and tracking and reporting income derived from special event parking operations.



Parkhub ComPass

ComPass: Complimentary Parking Passes

ComPass: the newest member of the SmartPasses family

ComPass was designed to solve for your non-paying event goers. This user-friendly product is designed for effortless creation and distribution of complimentary, single-use, event-based parking passes, both individually or in bulk, for some of your most important parkers, including:



Employees & Volunteers



VIPs & Suiteholders



Exhibitors & Vendors



Invited Guests



Media Professionals

Easily created & simply managed

You will be able to control your complimentary parking by creating custom passes, which can be validated via QR-code scanning (e.g. PARCS, ParkHub Devices, etc.) or via License Plate (LPR, etc.) upon arrival. This process will simplify your parking management and elevate the parking experience for all event-goers!



Pass Holder Invitation



Pass Holder Registration



ComPass Delivered

parkhub



Key Benefits



Improved Efficiency by eliminating the hassle of manually creating and tracking passes digitally. Enable designated individuals to send batches of passes to drivers, streamlining the distribution process and saving valuable time.



A Better Guest Experience for your highly-valued event-goers and exempt parkers.



Enhanced Oversight because admins can track the status of each pass and have access to data that can provide insights into usage patterns.



Cost Savings because there is no need to print out physical passes, or utilize costly workarounds for digital passes.



Streamlined Solution for managing all types of parkers from one integrated platform.

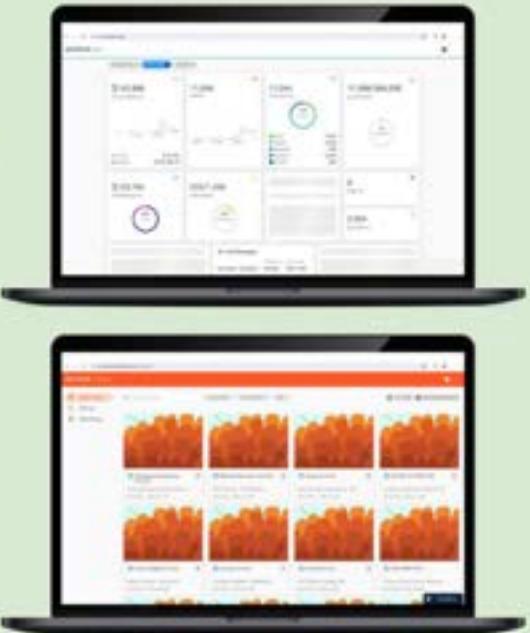
Ready to Give CompPass a Test Drive?

For more information about CompPass and any other relevant ParkHub product offerings, please [book a demo](#) with a member of the ParkHub team.

parkhub

Parkhub Suite

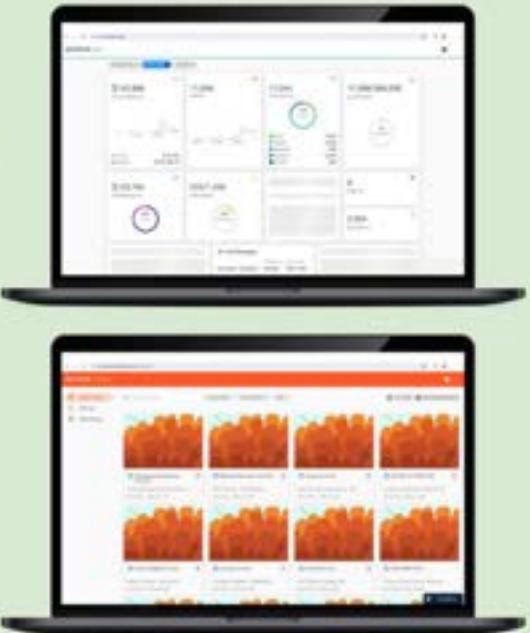
Seamlessly connects your Prime Hardware to this powerful backend software to transform your parking operations into a centralized, efficient system.



Suite
Parking Management Software

A sleek, all-in-one solution that offers real-time insights, seamless integrations, and robust reporting for maximum efficiency and profitability, available at your fingertips.

'Suite' is your ultimate tool for driving profitability in your parking operations. Say goodbye to manual reporting and hello to time savings, vendor consolidation, and a historical source of truth for all your data.



Suite Benefits

 Analytics Access robust, widgetized KPIs and roll-up post-event reporting across multiple locations and events.	 Devices Hardware Management made easy. Keep track of which devices are being used during your event.	 Live Your command center to monitor revenue, occupancy, and attendant performance in real time.
 API Seamlessly import 3rd party passes and transactional data into internal BI or financial tools to visualize & manage parking assets on your own terms.	 VIP Manager Easily organize and add VIPs attending your events.	 Education Tap into ParkHub's Help Center for direct access to our award-winning support and product guides.

Parkhub Prime

Is a versatile mPOS device that swiftly handles all payments, integrates effortlessly with major ticketing, reservation and access control platforms while delivering real-time insights.

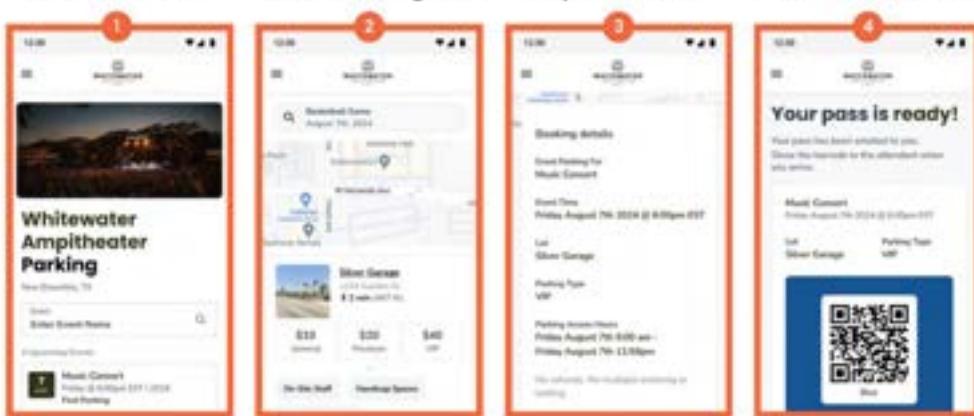


Prime Benefits

- Efficiency**
Supercharge your ingress rate by 5-7x with Prime, ensuring attendees spend less time waiting and more time enjoying the event.
- Security**
Minimize risk and enhance security by limiting cash exposure, thanks to Prime's diverse payment options.
- Savings**
Slash labor costs and streamline operations as Prime reduces the need for manual labor, making your parking operation more cost-effective.
- Validation**
Experience seamless validation of prepaid passes, ensuring accurate and efficient payment processing with Prime.
- Profitability**
Unlock your full earning potential and witness significant return on investment as Prime leads to increased revenue generation and profit maximization.
- Accountability**
Enhance operational efficiency and accountability with Prime's tracking capabilities for staff, vendors, and employees.

Parkhub EventPass

How It Works – EventPass User Experience



- Select An Event**
Whitewater Amphitheater Parking
- Select a Parking Pass**
Booking Details: Event Parking for Music Concert, Date: Friday August 24, 2024, Lot: Silver Garage, Parking Type: VIP, Price: \$100.00
- Pay + Check Out**
Booking Details: Event Parking for Music Concert, Date: Friday August 24, 2024, Lot: Silver Garage, Parking Type: VIP, Price: \$100.00
- Receive Your QR Code**
Your pass is ready!
Your pass has been emailed to you. Scan the barcode for the intended user to enter.

How It Works



Key Benefits



Improved Efficiency by eliminating the hassle of manually creating and tracking passes digitally. Enable designated individuals to send batches of passes to drivers, streamlining the distribution process and saving valuable time.



A Better Guest Experience for your highly-valued event-goers and exempt parkers.



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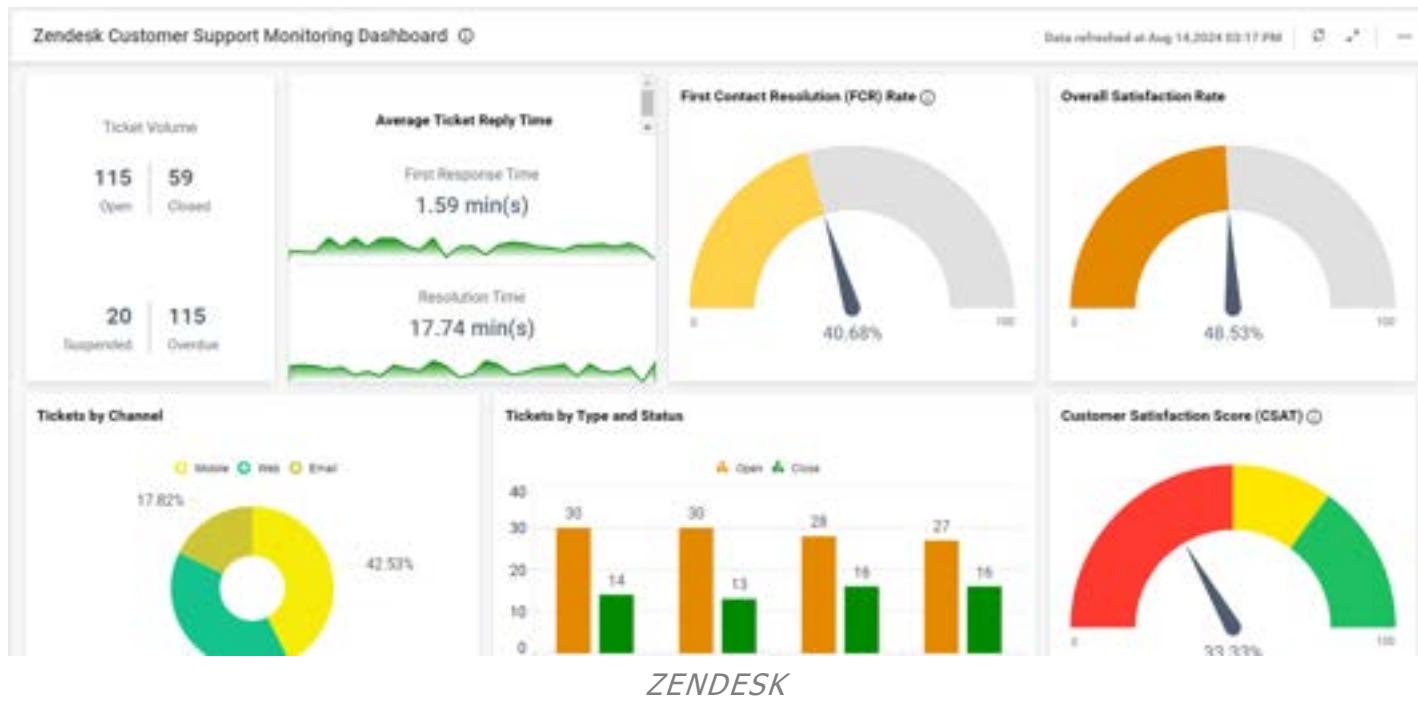


Streamlined Solution for managing all types of parkers from one integrated platform.

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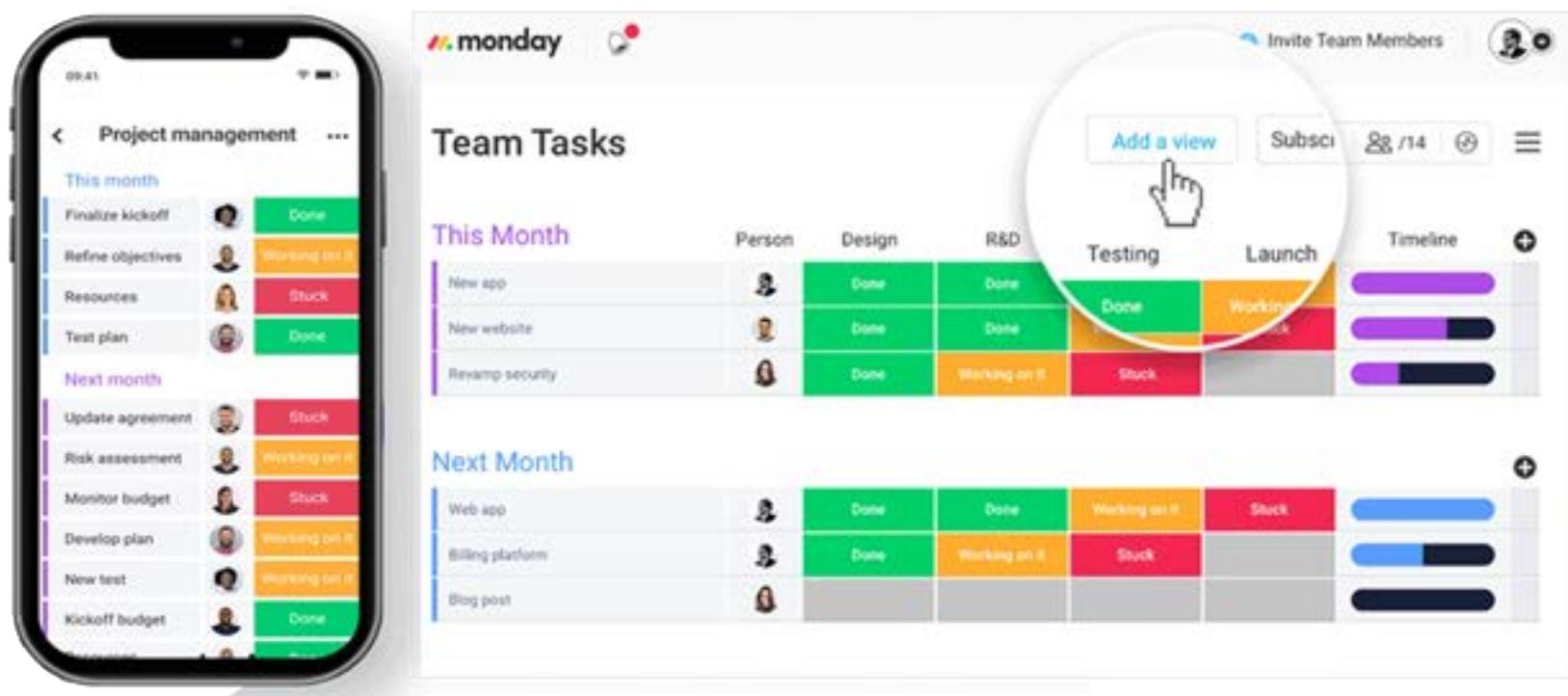
parkhub



Zen Desk Web-based Customer Support Software

- Streamlines communications between Exposition Park/OEPM and Everpark through Zendesk's ticketing system platform.
- Uses workflows, automation, and AI to route your tickets to the right agent.
- Streamlines decision-making and shortens turnaround time by challenging those closest to the problem to develop effective solutions.
- Ensures managers and back-office are automatically copied on all communications allowing onsite employees to collaborate with our back office to address customers' needs and eliminate an environment where complaints and issues fall through the cracks.

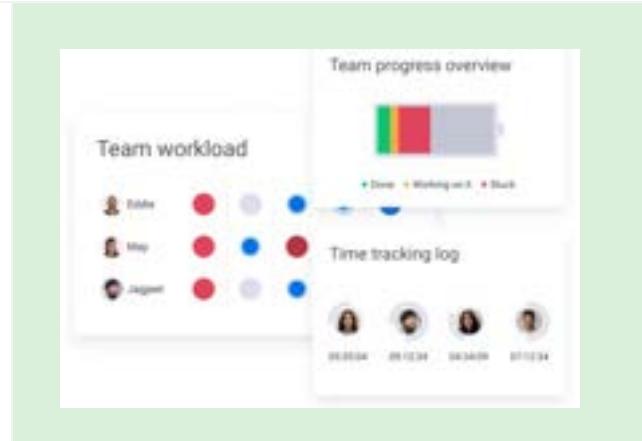




MONDAY.COM

Monday.com Cloud-based Work Management Software

- Customized software to create a systematized way to execute all logistics-related tasks for large event operations.
- Pre-event logistics and staff management.
- Daily logistics and staff management.
- Implement optimal ingress/egress operations along with a new tailgating strategy with a focus on safety and efficient space utilization.
- Delivers robust work management capabilities.





PARK-IT (NOW FLASH)

Flash Parking Park-it Web-based Accounts Receivable Platform

Allows event organizers and/or park entities the ability to:

- Easily view invoices and make payments via credit card or ACH for parking-related services.
- Follow up on late and outstanding payments, get a comprehensive look at customer purchase history, and access mobile business insights from any device.
- Store and access customer information and payment details in a secure customer database software.



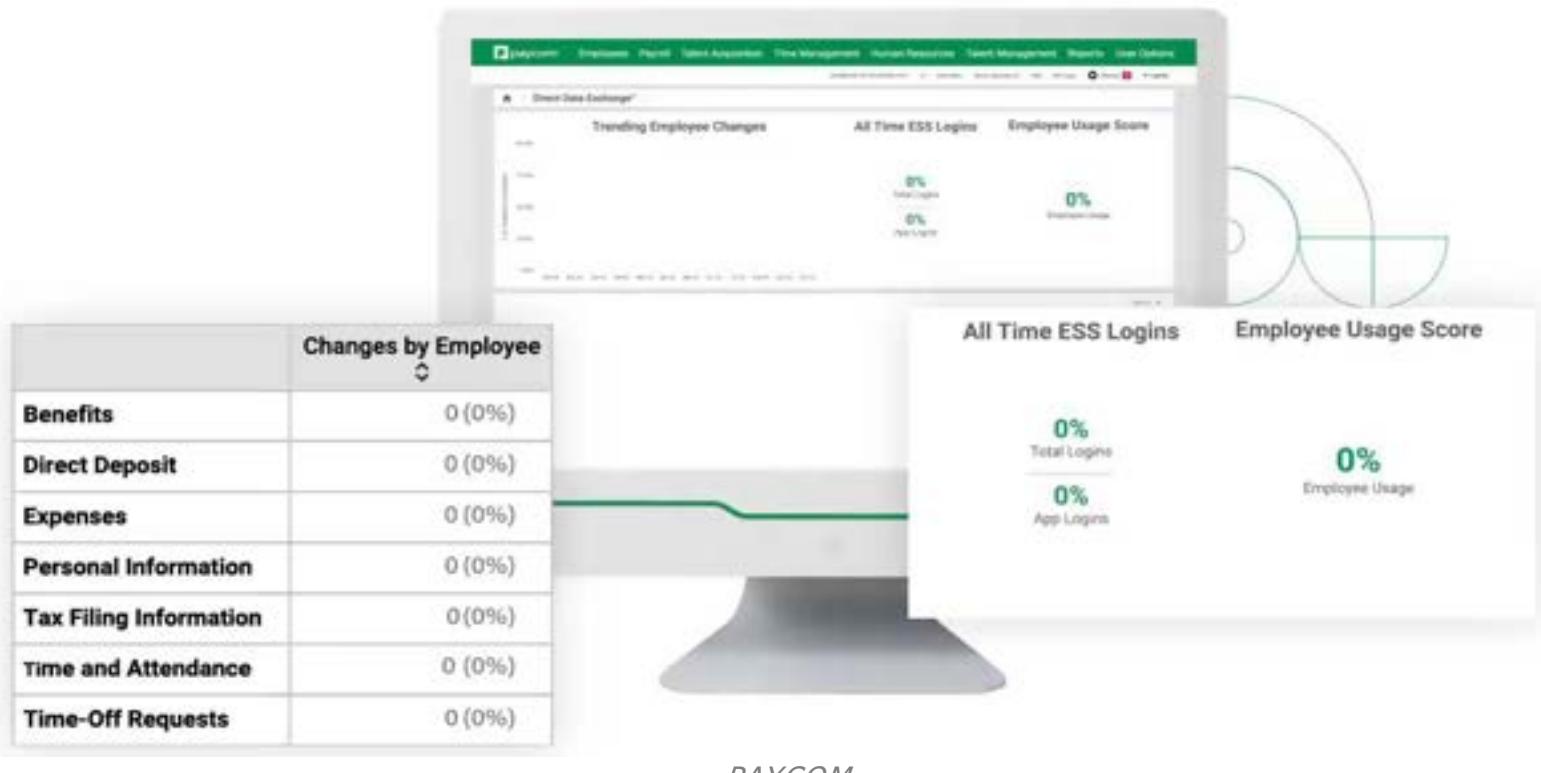


ParkMobile Online Parking Reservation and Payment Platform

Allows event organizers and/or park entities the ability to:

- Allows visitors to pre-purchase their parking passes online, which are then scanned by the Parkhub or SKIDATA hardware device/terminals.
- Provides contactless payment option and minimize onsite payment processes.
- Easily track transactions and revenue as well as payment methods, historical trends, and performance for individual parking facilities and or lots.



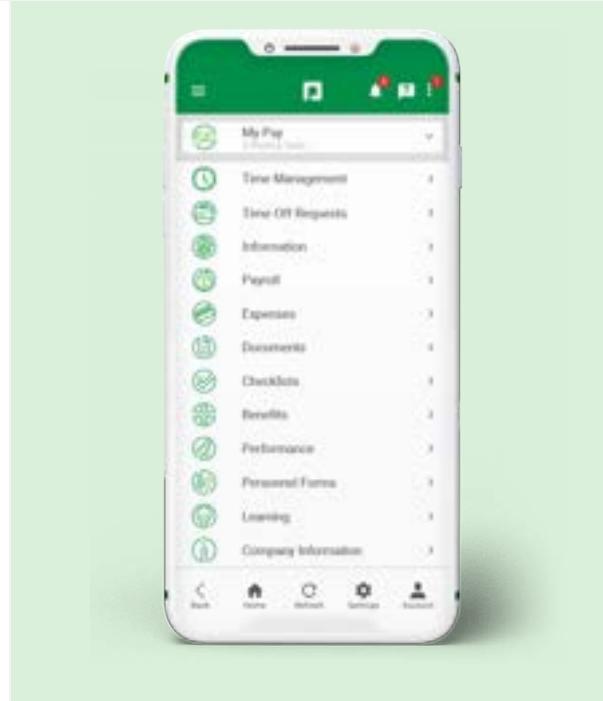


PAYCOM

Paycom HR and Payroll

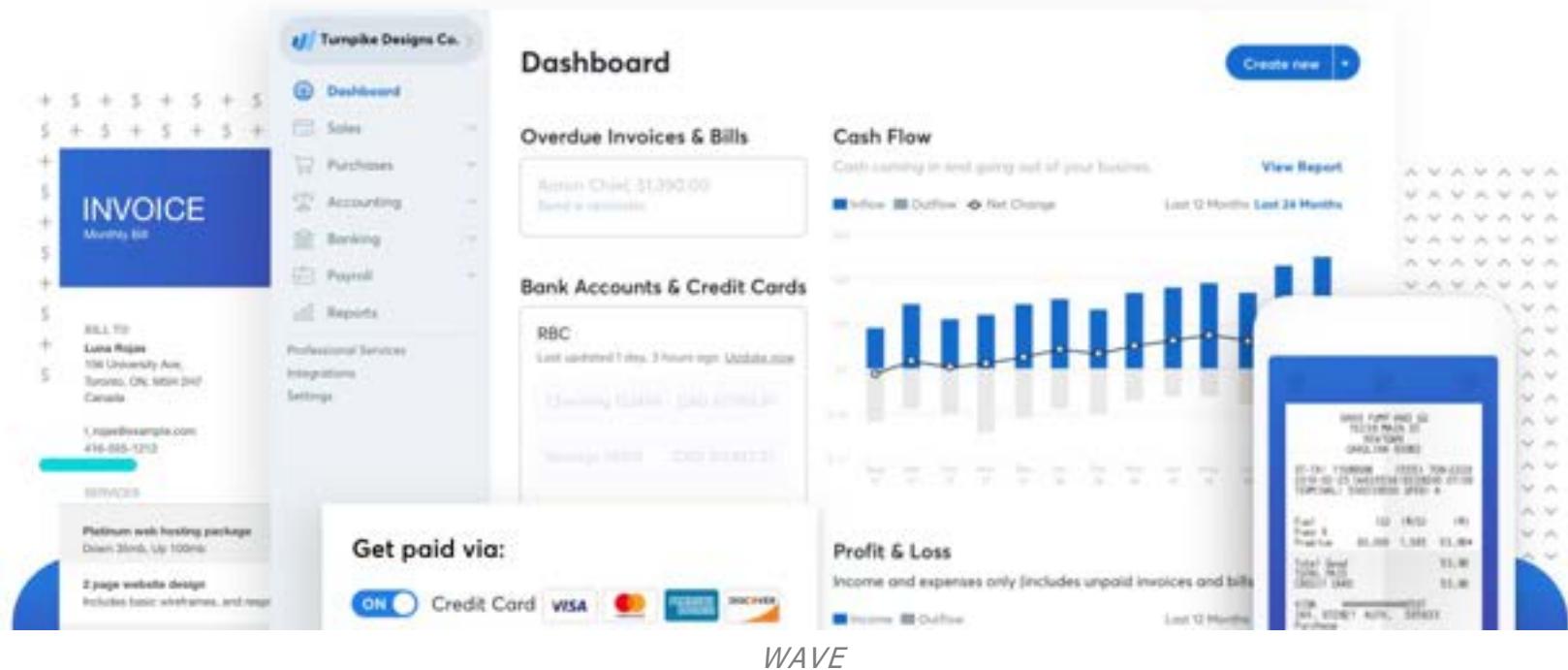
With Paycom's comprehensive HCM software empowers your employees to manage their own data, leading to improved accuracy and freeing HR from endless tedious tasks. Advantages include:

- Error-free payroll
- Seamless user experience
- Boosted workplace culture
- Pay your people accurately and on time.
- Develop and retain engaged employees.
- Automate the core processes for your business.
- Track and manage your greatest asset efficiently.
- Have enhanced reports
- Work mobile





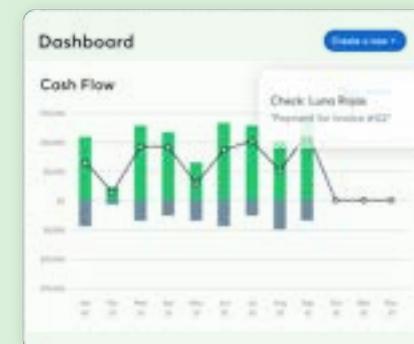
Accounting, invoicing and financial services



The screenshot shows the Wave dashboard for Turnpike Designs Co. The left sidebar includes a 'Create new' button, a 'Dashboard' section, and links for Sales, Purchases, Accounting, Banking, Payroll, and Reports. It also displays contact information: 1211 10th, Suite 100, Toronto, ON, M5H 2H7, Canada, and the email 1.invoice@example.com. The main dashboard features sections for 'Overdue Invoices & Bills' (Action Due: \$1,300.00), 'Bank Accounts & Credit Cards' (RBC), 'Cash Flow' (Income: \$1,300.00, Outflow: \$1,300.00, Net Change: \$0.00), and 'Profit & Loss' (Income: \$1,300.00, Outflow: \$1,300.00, Net: \$0.00). A 'Get paid via:' section shows payment methods: Credit Card, VISA, MasterCard, and American Express. A 'WAVE' logo is at the bottom right.

Wave Cloud-based Billing

- Generate digital invoices for parking reservations and event permits.
- Track payments and outstanding balances in real-time.
- Streamline the collection of pre-paid parking fees, reducing the need for cash handling.
- Ensure easy access to financial records for auditing purposes.



B. Revenue Collection & Management

Everpark is committed to ensuring a secure, transparent, and efficient revenue collection process that adheres to the highest standards of financial accountability. By leveraging industry-leading revenue collection technologies such as Parkhub, SKIDATA, and Wave (a cloud-based invoicing platform), we have implemented a seamless and auditable revenue tracking system that ensures the accurate collection, reconciliation, and reporting of all funds.

As the parking management provider for Exposition Park, BMO Stadium, and the Los Angeles Memorial Coliseum, Everpark has perfected the process of handling complex revenue collection and multi-entity fund distribution. We have developed an automated revenue reconciliation process that ensures funds collected on behalf of each entity are accurately tracked and deposited directly into their respective accounts.

Revenue Collection Process

Everpark's revenue collection process consists of multiple secure and automated components designed to ensure compliance, prevent loss, and maximize financial accuracy. Our revenue collection procedures apply to both daily parking operations and large event parking revenue, which require careful coordination due to the high volume of transactions.

SKIDATA Automated Payment System

For daily parking operations, Everpark utilizes the SKIDATA Parking Access Revenue Control System (PARCS), which allows for secure, automated revenue collection through a combination of:

- Pay stations that accept credit card and cash payments.
- Exit terminals that facilitate seamless transactions.
- Sweb-mobile, a mobile pay platform that enhances customer convenience.
- Real-time transaction reporting, ensuring all payments are logged accurately.
- Automated reconciliation, linking payments to corresponding financial reports.

The SKIDATA system eliminates manual revenue processing errors and allows for full transparency in cash and credit card payments, ensuring Exposition Park and its partner entities receive complete financial oversight.

Parkhub Mobile Point of Sale (MPOS) System

For large events, Everpark employs Parkhub's mobile point-of-sale (MPOS) technology, which allows for:



- Real-time tracking of all transactions, ensuring revenue accuracy.
- Integration with digital parking passes, preventing fraud and duplicate entries.
- Seamless processing of credit card and cash transactions at entry points.
- Lot-by-lot revenue comparisons, allowing for more effective pricing and capacity management.
- Live financial reporting, ensuring OEPM and event partners have up-to-the-minute revenue data.

Parkhub's automated tracking and reporting tools allow Everpark to generate precise reconciliation reports that accurately reflect all event-based transactions. This ensures that every dollar collected is accounted for and appropriately allocated.

Wave Cloud-Based Invoicing & Payment Tracking

Everpark utilizes Wave, a cloud-based invoicing and financial management platform, to:



- Generate digital invoices for parking reservations and event permits.
- Track payments and outstanding balances in real-time.
- Streamline the collection of pre-paid parking fees, reducing the need for cash handling.
- Ensure easy access to financial records for auditing purposes.

This platform ensures that all invoiced transactions are well-documented and easily retrievable, providing OEPM and partner entities with a secure, centralized financial reporting system.

Cash Handling & Security Measures

Everpark employs a multi-tiered security process to safeguard cash revenue, prevent discrepancies, and maintain compliance with financial best practices.



Dual-Verification Cash Drop Process

At the end of each shift:

- Two authorized personnel count and verify all collected cash.
- Deposits are cross-checked against digital transaction logs from Parkhub and SKIDATA.
- All deposits are logged in real-time, creating an audit-ready financial record.

This dual-verification process eliminates discrepancies and ensures accountability at every step.

Secure Drop Safes for High-Volume Events

For large events:

- Tamper-proof drop safes are used to store revenue securely.
- Cash deposits are time-stamped and tracked in real-time to prevent loss or theft.
- Deposits are verified before being transported to financial institutions.

These safeguards provide maximum security for high-volume transactions, ensuring that all funds reach their intended accounts without risk.

Cash Transfer & Bank Deposit Procedures

All cash deposits are securely transported to the designated banking facility under strict protocols.



- GPS tracking is used for real-time monitoring of cash movements.
- Deposits are made on the same business day to prevent excessive on-site cash storage.

By following these procedures, Everpark ensures that all cash is deposited and reported in a timely manner while maintaining complete financial transparency.

Auditing & Revenue Controls

Everpark conducts regular financial audits to maintain accuracy, prevent fraud, and ensure compliance with OEPM's financial reporting standards.

Randomized On-Site Audits

Everpark performs unannounced audits at parking facilities to verify:

- Cash-on-hand vs. recorded transactions.
- Duplicate transactions or unauthorized refunds.
- Unapproved manual overrides or revenue discrepancies.



These audits reinforce financial integrity and ensure that all collected funds are accurately recorded and deposited.

Facility Revenue Validation & Ticket Tracking

Everpark performs parking facility audits to validate revenue collection by:

- Comparing actual vehicle counts to reported transactions.
- Cross-referencing ticket issuance logs with parking revenue.
- Tracking entry and exit data via SKIDATA to ensure all transactions are accounted for.

These rigorous validation procedures prevent discrepancies and ensure accurate fund distribution.

Revenue Reconciliation & Multi-Entity Fund Distribution

One of Everpark's greatest strengths is our ability to seamlessly manage multi-entity revenue reconciliation at Exposition Park. Revenue collected at BMO Stadium and the Los Angeles Memorial Coliseum is handled separately, with funds allocated and deposited into each entity's respective accounts.



Automated Revenue Reconciliation

All revenue transactions are automatically recorded in Monday.com for real-time tracking.

- System-generated reports from SKIDATA and Parkhub provide an accurate breakdown of cash and credit transactions.
- Validation revenue is reconciled separately to prevent cross-entity misallocations.
- Multi-Entity Fund Deposits
- Revenue collected at BMO Stadium is deposited separately into their designated account.
- Revenue from the Los Angeles Memorial Coliseum follows the same process, ensuring financial transparency for all stakeholders.
- OEPM receives detailed reconciliation reports, showing the allocation of funds in clear, itemized breakdowns.

This automated reconciliation process ensures that each entity receives its rightful share of revenue, while eliminating manual accounting errors and enhancing financial transparency.

parkhub Analytics

← Everpark Daily - 02-01-2025 | Everpark Daily Park... | 02/01/25 | 2:00 am | Daily Parking

Overview	Inventory	Cashiers	Transactions	Reconciliation
✓ \$20 Visitor General	credit	serafel@everpark.com	4144500-007 Blue Structure	02/01/2025 4:00 pm PST 160741564 prime
✓ \$20 Visitor General	credit	maria.hernandez	4144500-007 Blue Structure	02/01/2025 4:00 pm PST 160761421 prime
✓ \$20 Visitor General	cash	serafel@everpark.com	4144500-007 Blue Structure	02/01/2025 3:57 pm PST 160740309 prime
✓ \$20 Visitor General	credit	serafel@everpark.com	4144500-007 Blue Structure	02/01/2025 3:56 pm PST 160739624 prime
✓ \$20 Visitor General	credit	serafel@everpark.com	4144500-007 Blue Structure	02/01/2025 3:52 pm PST 160737908 prime
✓ \$20 Visitor General	credit	maria.hernandez	4144500-007 Blue Structure	02/01/2025 3:51 pm PST 160737508 prime
✓ \$20 Visitor General	credit	maria.hernandez	4144500-007 Blue Structure	02/01/2025 3:45 pm PST 160734546 prime
✓ \$20 Visitor General	credit	maria.hernandez	4144500-007 Blue Structure	02/01/2025 3:44 pm PST 160734105 prime
✓ \$20 Visitor General	credit	maria.hernandez	4144500-007 Blue Structure	02/01/2025 3:41 pm PST 160732967 prime
✓ \$20 Visitor General	credit	serafel@everpark.com	4144500-007 Blue Structure	02/01/2025 3:41 pm PST 160732865 prime
✓ \$20 Visitor	4144500-007 Blue	...

Financial Reporting & Revenue Analysis

Everpark provides comprehensive revenue reports to OEPM and other stakeholders, ensuring full financial visibility.

Daily Revenue Reports

Daily reports include:

- Gross revenue totals for each parking location.
- Credit vs. cash revenue breakdowns.
- Detailed transaction counts, including pay station, mobile app, and manual transactions.
- Daily deposit confirmations matching recorded revenue.



Monthly Financial Reports

Monthly reports include:

- Profit & Loss statements per location.
- Consolidated portfolio-wide financial reports.
- Revenue vs. expense comparisons.
- Transaction summaries, categorized by payment method.
- Payroll distributions & labor analysis.

Annual Audits & Compliance Reviews

Everpark participates in annual independent audits to verify financial compliance and ensure adherence to OEPM's financial guidelines.

Everpark has developed and refined a best-in-class revenue collection management system that ensures complete accuracy, security, and transparency. Our technology-driven approach, combined with strict security protocols, real-time financial monitoring, and rigorous auditing procedures, guarantees that every dollar collected is accounted for and deposited correctly.

Through our experience managing complex revenue collection for BMO Stadium, the Los Angeles Memorial Coliseum, and Exposition Park, Everpark has perfected the process of handling multi-entity revenue reconciliation. Our ability to separately collect, reconcile, and deposit revenue for multiple entities makes us

the ideal partner for OEPM, ensuring continuity, compliance, and efficiency in parking revenue management.

By choosing Everpark, OEPM secures a trusted, experienced parking management partner committed to financial integrity, operational excellence, and continued innovation in revenue collection and reconciliation.



Everpark's dedicated team, innovative approach, and deep knowledge of Exposition Park's operational challenges set them apart as an invaluable partner. Their ability to adapt to the ever-evolving demands of our venue and provide consistent, high-quality service makes them a trusted leader in parking operations.

I highly recommend Everpark and would be happy to serve as a reference.

Best regards,

Brian Thomas, Senior Director, Event Services
Los Angeles Football Club | BMO Stadium

C. Staff Supervision, Deployment & Training

Everpark, Inc., as the incumbent, has specific contractual agreements with OEPM in place regarding staffing, management, deployment and training. We intend to continue creating these plans as the OEPM Master Plan is implemented. For brevity with 100% responsiveness and 100% compliance with the RFP, we have provided the following high-level snapshot of roles, responsibilities, recruitment, incentives, training, etc. All of the hallmark characteristics of the staffing services we provide and will continue to provide to OEPM:

Recruitment dashboard

...

Advanced process

Interviews this week

Candidates in process

Hired 2022

6

23

23

31



Recruitment

Everpark's innovative solution to address one of the significant challenges within the parking industry lies in its Award-Winning Employee Investment Program. Instead of seeking external talent, Everpark looks inward, proactively grooming

potential leaders from its ranks. The company has forged a strategic partnership with LinkedIn Learning, a leading online educational platform, to craft a robust curriculum tailored for team members. This comprehensive curriculum encompasses various areas.

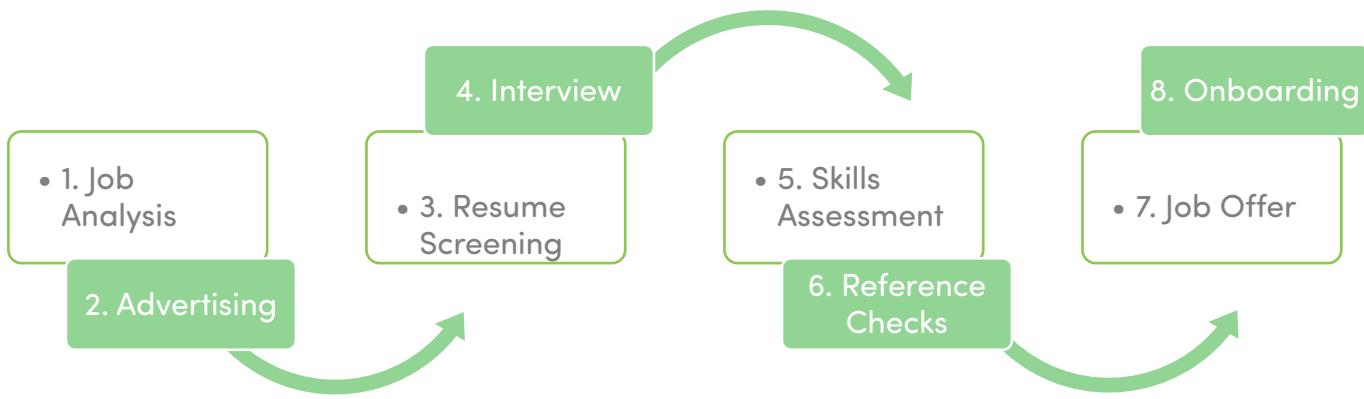
1. **Personal Development Courses:** encompass essential subjects such as financial literacy, personal credit management, and confidence-building exercises.
2. **Technical Skill Classes:** Everpark offers courses on Microsoft Suites, QuickBooks, and various project management software, empowering the team with the necessary tools to excel in their roles.
3. **Soft Skill Classes:** Particular emphasis is given to honing verbal and written communication and presentation skills, which are pivotal for leadership roles.

A large, blurred photograph of a modern office environment. Many people are visible in the background, some standing and some sitting at desks, suggesting a busy and professional workspace.

Everpark. Forever Training.

This educational and training platform produces some of the best-trained managers in the industry and reflects Everpark's commitment to corporate social responsibility. By offering these opportunities, Everpark gives back to its employees, a significant number of whom come from underserved communities.

Everpark's recruitment plan exemplifies a well-crafted strategy to attract, identify, and onboard high-quality employees who embody the organization's core values of dedication, integrity, and a commitment to exceptional service. The plan encompasses a series of key steps, carefully orchestrated to ensure the acquisition of top-tier talent:



Incentivizing Excellence

Incentivizing excellence is a core component of Everpark's approach. The company recognizes that complete employee buy-in is essential for any customer service program's effectiveness. Thus, Everpark fosters an environment where employees are acknowledged and appreciated for their efforts. Reward programs incentivize exceptional performance, including perfect attendance, positive customer feedback, property tenants or management commendations, and successful secret shops. Employees receive incentives such as small prizes, movie tickets, or gift cards to favorite stores or restaurants.

The ultimate goal is to create an environment where employees feel genuinely valued and are intrinsically motivated to provide exceptional service, leading to happier customers. Everpark's comprehensive recruitment and training program surpasses mere initiative; it embodies the company's unwavering commitment to both employees and customers, fostering a win-win scenario for all.

Supervisors & Managers Tasks & Training

Supervisor Training Program

The Parking Supervisor Training Program at Everpark is designed to equip our supervisors with a robust and comprehensive skill set required to oversee self-park and valet parking operations. This program encompasses several important areas (note that these are listed alphabetically for ease of reference):

- Active Access Card Billing
- Audit Trails
- Automated Parking Functionality Check
- **Automatic Monthly Payments**
- Basic Record-keeping
- **Cash Collection**
- Communication and Conflict Resolution Skills
- Company Policies and Guidelines
- Conflict Resolution
- Continuous Learning
- Continuous Monitoring
- Cross-train staff in new roles when time permits
- Customer Privacy and Property Respect
- **Daily Inspections**
- Deployment
- **Detailed Documentation**
- Enforce no phone and no sitting while working policies
- **Ensure employee breaks**
- Ensure employee readiness for peak ingress and egress starts
- Ensure sufficient personnel at all times
- Evaluate the deployment site for additional staff resources when needed
- **Guest Volume Data**
- HID parking key cards
- **Immediate Response**
- Ingress and Egress
- Intercom Management
- Key Management Procedures
- Key Staff Parking Procedures
- Lease Term Compliance
- Licenses and Plates
- Manage event deployment
- Managing Daily Visitor Parking
- Monitoring Traffic Flow
- Operation of the Cart
- PARCS Equipment Management
- Preventive Maintenance
- Proration Calculations
- Real-Time Reporting
- Regular Communication
- Regulatory Compliance
- Risk Management
- Role-play Scenarios
- Safety Program
- Self-Park Management
- Separation of Duties
- Shadowing Experienced Supervisors
- Staff Deployment
- Staff Scheduling
- Supervised Practice
- Team Coordination and Leadership
- Understanding Customer Expectations
- **Valet Operations Management**
- **Valet Procedures**
- **Validated Parking Process**
- **Vendor Management**

Staff Training

Parking Attendant Training

Everpark strongly emphasizes providing comprehensive training for its parking attendants, enabling them to deliver superior parking services and exceptional customer experiences. The Parking Attendant Training Program is meticulously designed to cover all aspects of parking management. Here's an overview of the program (alphabetical for ease of reference):

- Accessories and Jewelry
- Audit Functions
- Automated Lane Operations.
- Cashier Operations
- Cleaning Protocols
- Communication Skills
- Customer Service/Awareness and Public Relations
- Daily Revenue Reconciliation
- Eco-friendly Practices
- Equipment Troubleshooting
- Feedback System
- Greeting Customers
- Grooming
- Maintenance
- Ongoing Education
- Orientation
- PARCS Equipment
- Professional Appearance
- Reports and Reporting
- Risk Management
- Tattoos and Piercings
- Teamwork
- Tickets and Validation Systems
- Time Management
- Understanding Customer Expectations
- Understanding Regulatory Compliance
- Uniform Maintenance
- Uniform Standards
- Valet Operations
- Vans and Trucks Management
- Vehicle Inventory
- What to Do in Case of an Accident
- Working with Physically Impaired Customers
- Writing Up Tickets

Valet Training

In addition to attendant training, valets learn:

- Customer Vehicle/Property Security
- Delivering Cars to the Garage or Staging Area
- Front-Drive Operations
- Guidelines for Removing Keys
- Key Attendant Duties
- Key Security
- Key Storage
- Parking and Pulling Procedures
- Safe Parking
- Tipping Procedures
- Valet Attendant Duties
- Vehicle Damage
- Vehicle Entry Procedure
- Vehicle Exit Procedure
- Vehicle Identification
- Vehicle Inspection
- Vehicle Operation
- Vehicle Retrieval

Cashiers Training

- Cash Management
- Completing all required paperwork
- Cooperativeness with all superiors and coworkers
- Defining the five categories of revenue control systems
- Deposit Procedures
- Functionalities of MPOS systems
- Greeting customers
- Handling all POS money transactions
- Handling cash transactions
- Participating in employee development programs
- POS systems operation
- Providing guest service
- Verify cars in lots

Parking Director/Crossing Guard Training

<ul style="list-style-type: none">➤ Americans with Disabilities Act requirements➤ Flagger Procedures➤ Sign systems➤ Space utilization	<p>Traffic considerations involved in designing event parking</p> <p>Traffic Control Devices</p> <p>Urgent Situations</p>
--	---

Golf Cart Training

<ul style="list-style-type: none">• Golf cart maintenance and schedule• Cart inspection	<ul style="list-style-type: none">• Cart maintenance• Safety inspection• Tag out, tag in• Safety equipment	<ul style="list-style-type: none">• Parking locations and rules• Cart driving regulations
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Claim Reporting Training



1. Call 911 first then alert on-site management
2. Assess the situation
3. Start the claim report and take photos
4. Prepare statements
5. Police report if warranted
6. Verify all information
7. Enter the report into the claim database

Enforcement Training

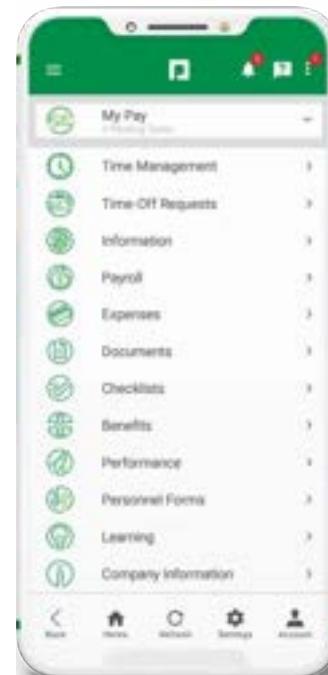
Everpark takes a proactive approach to enforcing parking policies and addressing violations to ensure safety, compliance, and proper usage of the facilities we manage. Our enforcement process is structured around clear guidelines and efficient communication, prioritizing both operational integrity and the safety of the parking environment.

1	Handling Delinquent Accounts
2	Non-Working or Abandoned Vehicles
3	Spaces Used for Non-Parking Purposes
4	Hazardous Parking Conditions
5	Communication and Coordination with Security
6	Technology Integration for Enforcement
7	License plate recognition (LPR)
8	Mobile app technology
9	Permit Verification
10	Real-Time Reporting

Payroll Record Keeping System and Process Training

Everpark uses Paycom to manage payroll record keeping, ensuring that employee wages are accurately calculated and paid. Training includes:

1. Payroll Calculation and Payment
2. Single and Multiple Wage Rates
3. Time and Attendance Integration
4. Compliance with Wage Regulations of OEPM's Living Wage program.
5. Record Keeping
6. Comprehensive Records
7. Audit Trails
8. Compliance with State and Federal Labor Regulations
9. Regulatory Updates and Training
10. Regular Training Sessions
11. External Expertise



Customer Service Training

Because Everpark parking professionals are often the first point of contact for guests and visitors of the Exposition Park parking venues, ensuring that our staff is fully trained in delivering superior customer service is critical to your satisfaction. All employees of Everpark undergo extensive orientation and training in performing their duties and dealing with the public in a

friendly and professional manner. Everpark is an industry leader for expert employee orientation and human resources training.

Our online orientation platform details the company's vision, mission, employee benefits program, and how to become an Everpark "ambassador." Employees learn that their role is the most crucial representation for our company. As stated above, Everpark believes our public appearance at all sites, represented by employees, must project professionalism and friendly, courteous customer service.

Cultural Diversity and Sexual Harassment Training

Sexual Harassment

Sexual harassment includes unwelcome sexual advances, requests for sexual favors, or any other visual, verbal, or physical conduct of a sexual nature when submission to the conduct is made either implicitly or explicitly a condition of the individual's employment.

Submission to or rejection of the conduct is the basis for an employment decision affecting the harassed employee. Harassment has the purpose or effect of unreasonably interfering with the employee's work performance or creating an intimidating, hostile, or offensive environment. Each employee must exercise good judgment to avoid engaging in conduct that others may perceive as harassment.

Verbal Harassment

Verbal harassment includes repeated sexual innuendos, sexual epithets, derogatory slurs, sexually explicit jokes, obscene or sexually suggestive comments about a person or body, offensive or unwelcome flirtation, unwanted sexual advances or propositions, threats or suggestive or insulting sounds.

Visual/Non-Verbal Harassment

Visual/non-verbal harassment includes derogatory or sexually explicit posters, cartoons, photographs, magazines, drawings, other printed items; suggestive objects or pictures; e-mails, graphic commentaries; leering or obscene gestures.

Physical Harassment

Physical harassment includes unwanted physical contact, including touching, interfering with an individual's normal work routine, or assault.

Deployment

Assigning a dedicated leadership team to manage this project is a critical step to ensure that OEPM's needs are executed efficiently and in alignment with the contract terms and obligations. Everpark will assign a dedicated team to work on all start-up activities, as well as maintain ongoing operations. Everpark's leadership team takes responsibility for overseeing all contractual aspects, managing stakeholder relationships, mitigating risks, and ensuring the project's success within the defined contractual framework.

Each contract is assigned a dedicated Project Manager for larger projects and will be assigned a Deputy Project Manager to support the Project Manager. Everpark has put together a core management team that will be fully responsible for all contract requirements. We will ensure that this team has the capacity to handle all requirements of OEPM and will provide leadership fully dedicated to this project. Our Project Management team will be responsible for hiring and recruiting for the contract, ensuring that staffing at all levels is filled with no staffing gaps.

At Everpark, we understand that staffing shortages are a natural part of business operations, often caused by employee vacations, holidays, and open positions. To adeptly manage these shortages without disrupting service, Everpark has developed a multi-pronged approach.

Everpark maintains a pool of trained personnel from other locally managed parking facilities, ready to be mobilized immediately for any short-term staff shortages at OEPM. This extensive network includes 121 skilled personnel available for immediate deployment.

Everpark has established strategic arrangements with reputable staffing agencies for longer-term vacancies or larger-scale shortages. These agencies provide temporary employees with rigorous training to meet Everpark's exceptional standards. This steadfast plan ensures that even in unexpected staff shortages, the quality of service remains undiminished.

Open lines of communication between our teams and management ensure a supportive environment conducive to exceptional service delivery. Through this comprehensive customer service program, Everpark aims to provide consistent, high-quality service that exceeds our customers' expectations and sets us apart in the parking industry. Our approach guarantees that we remain customer-focused, continually raising the bar for service standards. Our staff are available to provide parking staff 24 hours per day, 7 days per week, including all legal holidays, to assist with customer service. Complaints may be received via phone, email, or another form of communication.



Staffing Plan

		Daily Staffing Schedule- Pre North & Underground Structure Opening						
		Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Position- Operation Manager	Operation Manager	9:00 a.m.-6:00p.m.	9:00 a.m.-6:00p.m.	9:00 a.m.-6:00p.m.	9:00 a.m.-6:00p.m.	9:00 a.m.-6:00p.m.	9:00 a.m.-6:00p.m.	9:00 a.m.-5:00p.m.
Position- Operation Manager	Asst. Operation Manager	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.
Position- Operation Manager (Weekend)							11:00am-7:00pm.	11:00am-7:00pm.
Position- Parking & Equipment Attendant								
Parking Equipment Attendant/Intercom support Blue & Orange Structure	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.
Traffic Director (Bus Parking Operations)	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.	8:00 a.m.-4:00 p.m.
Traffic Director (Bus Parking Operations Post Green Lot Construction)								
POF Cashier Support (Week Day Blue Structure)	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.
Cashier - Hoover	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.
Cashier - Weekend (Blue Structure)								
Cashier - Weekend (Blue Structure)								
Cashier - Weekend (Blue Structure)								
Traffic Director (Weekend Parking Operations Blue Structure)								
Traffic Director (Weekend Parking Operations Blue Structure)								
Position- Maintenance Staff								
Maintenance Staff - Blue & Orange Structure OEPM Offices	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.
Maintenance Staff - Blue & Orange Structure	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.
Position- Administrative Rep & Revenue Auditor								
Administrative Rep	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.	8:00 a.m.- 4:30 p.m.
Administrative Rep								
Revenue Auditor	8:00 am- To 5:00 p.m.	9:30 a.m. - 5:30 p.m.	9:30 a.m. - 5:30 p.m.	9:30 a.m. - 5:30 p.m.	9:30 a.m. - 5:30 p.m.	9:30 a.m. - 5:30 p.m.	9:30 a.m. - 5:30 p.m.	9:30 a.m. - 5:30 p.m.
Revenue Auditor (Weekend)								

Daily Staffing Schedule- Post North Structure & Underground Structure Opening						
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						Sunday
Position- Operation Manager	9:00 a.m.-6:00p.m.					
Position- Operation Manager	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.
Asst. Operation Manager (Weekend)						
Asst. Operation Manager (North Structure & Underground Structure)	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	8:00am-5:00pm.	11:00am-7:00pm.
Asst. Operation Manager (North Structure & Underground Structure)						
Position- Parking & Equipment Attendant						
Parking Equipment Attendant Intercom support Blue & Orange Structure	8:00 a.m.-4:00 p.m.					
Parking Equipment Attendant North Structure & underground Structure	8:00 a.m.-4:00 p.m.					
Parking Equipment Attendant North Structure & underground Structure						
Traffic Director [Bus Parking Operations]	8:00 a.m.-4:00 p.m.					
Traffic Director [Bus Parking Operations Post Green Lot Construction]						
POF Cashier Support [Week Day Blue Structure]	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.
POF Cashier Support [Week Day North Structure]	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.
POF Cashier Support [Week Day New Underground Structure]	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.	10:00am-5:30pm.
Cashier - Weekend [Blue Structure]						
Cashier - Weekend [Blue Structure]						
Cashier - Weekend [Blue Structure]						
Cashier - Weekend [North Structure]						
Cashier - Weekend [North Structure]						
Cashier - Weekend [New Underground Structure]						
Cashier - Weekend [New Underground Structure]						
Cashier - Weekend [New Underground Structure]						
Traffic Director [Weekend Parking Operations Blue Structure]						
Traffic Director [Weekend Parking Operations Blue Structure]						
Traffic Director [Weekend Parking Operations North Structure]						
Traffic Director [Weekend Parking Operations North Structure]						
Traffic Director [Weekend Parking Operations Underground Structure]						
Traffic Director [Weekend Parking Operations Underground Structure]						
Position- Maintenance Staff						
Maintenance Staff- Blue & Orange Structure OEPM Offices	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.	6:00am-2:00pm.
Maintenance Staff - Blue & Orange Structure	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.
Maintenance Staff - North Structure	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.
Maintenance Staff - North Structure [Weekend]						
Maintenance Staff - [New Underground Structure]	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.	8:00am-4:00pm.
Maintenance Staff - [New Underground Structure]						
Position- Administrative Rep & Revenue Auditor						
Administrative Rep	8:00 a.m.-4:30 p.m.					
Administrative Rep						
Administrative Rep [North and New Underground Structure]	8:00 a.m.-4:30 p.m.	10:00 a.m.-6:00 p.m.				
Revenue Auditor	8:00 am-10:00 p.m.	9:30 a.m.-5:30 p.m.	9:30 a.m.-5:30 p.m.	9:30 a.m.-5:30 p.m.	9:30 a.m.-5:30 p.m.	9:30 a.m.-5:30 p.m.

Revenue Auditor (weekend)						7:00 a.m. - 1:00 p.m.	7:00 a.m. - 1:00 p.m.
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BMO EVENT STAFFING PLAN

Cashiers

Staff Count	Designation	Location
Staff 1 Lead	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 2	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 3	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 4	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 5	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 6	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 7	Cashier / Scanner	Pink Lot
Staff 8	Cashier / Scanner	Orange Structure
Staff 9	Cashier / Scanner	Orange Structure
Staff 10	Cashier / Scanner	Orange Structure
Staff 11	Cashier / Scanner	Underground Structure
Staff 12	Cashier / Scanner	Underground Structure
Staff 13	Cashier / Scanner	Underground Structure
Staff 14	Cashier / Scanner	Underground Structure
Staff 15	Cashier / Scanner	Underground Structure
Staff 16	Cashier / Scanner	North Structure
Staff 17	Cashier / Scanner	North Structure

Traffic Directors

Staff 1	Traffic Director	South Lawn
Staff 2	Traffic Director	South Lawn
Staff 3	Traffic Director	South Lawn
Staff 4	Traffic Director	South Lawn
Staff 5	Traffic Director	South Lawn
Staff 6	Traffic Director	Exposition Park Dr.
Staff 7	Traffic Director	Exposition Park Dr.
Staff 8	Traffic Director	Blue Structure Interior / Exterior
Staff 9	Traffic Director	Blue Structure Interior / Exterior

Staff 7	Supervisor Technology Support	All MPOS Device Support
Revenue Audit Supervisor		
Staff 1	Revenue Auditor	Blue/Orange Structure
Staff 2	Revenue Auditor	North/Underground Structure

LAMC EVENT STAFFING PLAN		
Cashiers		
Staff Count	Designation	Location
Staff 1 Lead	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 2	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 3	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 4	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 5	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 6	Cashier / Scanner	B level Blue Structure / South Lawn
Staff 7	Cashier / Scanner	Pink Lot
Staff 8	Cashier / Scanner	Orange Structure
Staff 9	Cashier / Scanner	Orange Structure
Staff 10	Cashier / Scanner	Orange Structure
Staff 11	Cashier / Scanner	Underground Structure
Staff 12	Cashier / Scanner	Underground Structure
Staff 13	Cashier / Scanner	Underground Structure
Staff 14	Cashier / Scanner	Underground Structure
Staff 15	Cashier / Scanner	Underground Structure
Staff 16	Cashier / Scanner	North Structure
Staff 17	Cashier / Scanner	North Structure
Traffic Directors		
Staff 1	Traffic Director	South Lawn
Staff 2	Traffic Director	South Lawn
Staff 3	Traffic Director	South Lawn
Staff 4	Traffic Director	South Lawn
Staff 5	Traffic Director	South Lawn
Staff 6	Traffic Director	South Lawn
Staff 7	Traffic Director	South Lawn
Staff 8	Traffic Director	Exposition Park Dr.
Staff 9	Traffic Director	Exposition Park Dr.

Staff 10	Traffic Director	Blue Structure Interior / Exterior
Staff 11	Traffic Director	Blue Structure Interior / Exterior
Staff 12	Traffic Director	Blue Structure Interior / Exterior
Staff 13	Traffic Director	Blue Structure Interior / Exterior
Staff 14	Traffic Director	Blue Structure Interior / Exterior
Staff 15	Traffic Director	Blue Structure Interior / Exterior
Staff 16	Traffic Director	Blue Structure Interior / Exterior
Staff 17	Traffic Director	Blue Structure Interior / Exterior
Staff 18	Traffic Director	Blue Structure Interior / Exterior
Staff 19	Traffic Director	Blue Structure Interior / Exterior
Staff 20	Traffic Director	Blue Structure Interior / Exterior
Staff 21	Traffic Director	Blue Structure Interior / Exterior
Staff 22	Traffic Director	Blue Structure Interior / Exterior
Staff 20	Traffic Director	Orange Structure interior
Staff 21	Traffic Director	Orange Structure interior
Staff 22	Traffic Director	Orange Structure interior
Staff 23	Traffic Director	Orange Structure interior
Staff 24	Traffic Director	Bill Robertson Lane
Staff 25	Traffic Director	Bill Robertson Lane
Staff 26	Traffic Director	Bill Robertson Lane
Staff 27	Traffic Director	Expo Lawn
Staff 28	Traffic Director	Expo Lawn
Staff 29	Traffic Director	Expo Lawn
Staff 30	Traffic Director	Expo Lawn
Staff 31	Traffic Director	Expo Lawn
Maintenance /Set Up Staff		
Staff 1	Pre-Game Set up	Blue Structure / Orange Structure
Staff 2	Pre-Game Set up	Underground & North Structure
Staff 3	Pre-Game Set up	South Lawn /Expo Lawn
Staff 4	Post Game Clean up	Blue Structure / Orange Structure

Staff 5	Post Game Clean up	Blue Structure / Orange Structure
Staff 6	Post Game Clean up	North/Underground Structure
Staff 7	Post Game Clean up	North/Underground Structure
Managers & Supervisors		
Staff 1	Operation Manager	All Areas
Staff 2	Assistant Manager	All Areas
Staff 3	Assistant Manager	All Areas
Staff 4	Supervisor	Blue Structure
Staff 5	Supervisor	Orange Structure
Staff 6	Supervisor	North Structure
Staff 7	Supervisor	Underground Structure
Staff 8	Supervisor Technology Support	All MPOS Device Support
Revenue Audit Supervisor		
Staff 1	Revenue Auditor	Blue/Orange Structure
Staff 2	Revenue Auditor	North/Underground Structure

D. Parking Area Cleanliness & Maintenance

Everpark is committed to maintaining the highest standards of cleanliness, safety, and operational efficiency for all parking facilities within Exposition Park. As the incumbent parking operator, we have developed and implemented a structured, technology-driven maintenance plan that ensures all parking structures, surface lots, and pedestrian walkways remain in optimal condition, free of hazards, and welcoming for visitors and staff.

This comprehensive maintenance plan aligns with local, state, and federal regulations, as well as OEPM's cleanliness standards, and is designed to enhance visitor experience, maintain facility longevity, and improve safety.

Comprehensive Maintenance & Cleaning Strategy

Everpark's maintenance and cleaning strategy is designed to ensure that Exposition Park's parking facilities are always clean, safe, and operationally efficient. Our approach integrates proactive scheduling, technology-driven oversight, rapid response teams, and environmentally conscious cleaning methods to deliver a superior parking experience. We follow industry best practices, local and state health and safety regulations, and OEPM's cleanliness standards to maintain all parking areas in pristine condition.

Proactive & Scheduled Cleaning

To maintain high standards of cleanliness, Everpark has implemented a multi-tiered cleaning schedule that ensures parking areas remain in peak condition throughout the day and across different operational needs, including daily operations, special events, and post-event cleanup.

Daily Cleaning & Maintenance Tasks:

- **Trash & Debris Removal:** Parking areas, pedestrian walkways, stairwells, and entry points are swept multiple times per day to ensure a litter-free environment.
- **Sanitization of High-Touch Areas:** Pay stations, stairwell railings, ticket dispensers, and kiosks are disinfected to reduce the spread of germs.
- **Trash Can Servicing:** Trash bins are emptied at least twice daily and cleaned regularly to prevent overflow and odors.

- Pavement & Oil Stain Management: Degreasers and pressure-washing techniques are used to remove oil and fluid spills promptly.
- Parking Booth & Kiosk Upkeep: Windows are cleaned, documents are organized, and all cash/ticket handling is conducted in a secure and orderly manner.
- Real-Time Reporting: Any issues, such as vandalism, broken signage, or malfunctioning equipment, are logged in Monday.com and reported to OEPMP for resolution.



Now That's Everpark Shiny.

Weekly & Event-Based Cleaning Protocols:

- Power Sweeping & Spot Washing: Parking areas, curbs, and pedestrian pathways are swept weekly, with spot power washing used to clean high-traffic areas.

- Post-Event Deep Cleaning: After major events, Everpark conducts thorough cleanups, including the removal of temporary barriers, sweeping, and power washing.
- Environmental Compliance: All power washing follows California's water conservation laws, ensuring compliance with runoff and wastewater disposal regulations.

Monthly Preventative Maintenance:

- Facility Inspections: Visual checks of structural integrity, signage visibility, and pavement markings are conducted to identify and address issues.
- Lighting & Electrical System Checks: Ensuring that all lighting fixtures, emergency lights, and security systems are fully functional.
- Graffiti Removal & Paint Touch-Ups: Graffiti and unauthorized markings are promptly removed to maintain a professional appearance.

Quarterly & Semi-Annual Deep Cleaning & Maintenance:

- Comprehensive Power Washing: Full facility power washing, including garage floors, stairwells, and entrance ramps.
- Pavement Resurfacing & Pothole Repairs: Ensuring that all drive lanes, parking spaces, and pedestrian pathways remain smooth and hazard-free.
- Handrail, Barrier, & Curb Safety Inspections: Preventing structural deterioration and ensuring all safety barriers are properly installed and maintained.

By implementing this structured cleaning and maintenance schedule, Everpark ensures that Exposition Park remains an attractive, safe, and functional space for all visitors and event attendees.

Technology-Driven Oversight & Issue Tracking

Everpark leverages advanced technology to ensure cleaning operations are executed efficiently, documented accurately, and continuously improved based on real-time data and reporting.

Monday.com Maintenance Management System:

- Real-Time Task Assignment & Tracking: Each maintenance and cleaning task is assigned to specific staff members and tracked from initiation to completion.
- Automated Alerts & Compliance Monitoring: OEPM receives automated updates on cleaning progress, ensuring all tasks are completed on schedule.
- Digital Checklists & Accountability Measures: Staff must log completed tasks with time-stamped verification and upload photos as proof of work completion.

Automated Reporting & Transparency:

- Supervisors Receive Live Reports on maintenance tasks, allowing them to adjust staffing and schedules as needed.
- Historical Maintenance Data Analysis helps predict high-traffic cleaning requirements and optimize staffing for future events.
- OEPM Access to Dashboard View provides real-time insight into maintenance schedules, completed work, and outstanding requests.

Equipment Monitoring & Preventative Maintenance:

- Barrier gates, ticket dispensers, and access control systems are checked daily to ensure full functionality.
- Digital signage & wayfinding displays are monitored to prevent malfunctions and improve guest navigation.
- Emergency lighting & fire suppression system checks ensure all safety protocols are met.

This technology-driven oversight improves operational efficiency, enhances service quality, and ensures complete transparency and accountability in all maintenance efforts.

Rapid Response Teams for Urgent Issues

Unexpected maintenance issues, such as spills, biohazards, equipment failures, or sudden increases in foot traffic, require immediate action to prevent disruptions and maintain safety. Everpark has established dedicated rapid response teams to handle urgent cleaning and maintenance requests.

24/7 On-Call Response Teams:

- Emergency Cleanup for Biohazards & Spills: Immediate action to remove hazardous substances and prevent slip-and-fall accidents.
- Equipment Malfunction & Repairs: Quick troubleshooting and resolution of kiosk, gate, and access control issues.
- Traffic Flow Adjustments: Deployment of cones, barriers, and signage to redirect vehicles and pedestrians in case of unexpected obstructions.

Incident Documentation & Reporting:

- Every maintenance issue is logged and tracked in Monday.com, ensuring nothing is overlooked.
- OEPMP receives automated notifications when an issue is reported and when it has been resolved.
- Photo documentation provides a record of before-and-after conditions for compliance tracking.

Having a structured rapid response system allows Everpark to quickly mitigate risks, maintain safety, and ensure uninterrupted operations at Exposition Park.

Sustainable & Environmentally Conscious Cleaning Practices

Everpark recognizes the importance of sustainable maintenance practices that protect the environment, conserve resources, and comply with all local, state, and federal environmental policies.

Eco-Friendly Cleaning & Disinfecting Solutions:

- Use of Biodegradable, Non-Toxic Cleaning Agents that meet environmental safety standards.
- Electrostatic Sprayers for Disinfecting high-touch areas with minimal chemical usage.

Recycling & Waste Reduction Initiatives:

- Recycling Bins in All Parking Facilities to encourage the separation of plastics, cans, and paper waste.

- Waste Diversion Programs ensure compliance with California's recycling laws, with an annual certification provided to OEPM.

Water Conservation Measures:

- Low-Water, High-Efficiency Power Washing Systems reduce water waste.
- Compliance with Stormwater Management Regulations to prevent runoff contamination.

These environmentally responsible initiatives help reduce waste, conserve resources, and maintain compliance with regulatory requirements, ensuring Exposition Park remains a sustainable and eco-conscious venue.



**Environmentally Conscious.
Sustainability Focused.
Everpark.**

Cleaning Conclusion

Everpark's comprehensive cleaning and maintenance strategy ensures that Exposition Park remains a safe, clean, and welcoming environment for visitors, event attendees, and employees. Through a combination of proactive scheduling, technology-driven oversight, rapid response teams, and environmentally responsible practices, we deliver a best-in-class maintenance program tailored to the unique demands of this high-profile venue.

By leveraging Monday.com for real-time tracking, implementing structured cleaning protocols, and ensuring complete transparency in all maintenance efforts, Everpark delivers exceptional service that meets and exceeds OEPM's cleanliness and safety expectations.

Everpark's COVID-19 Contingency Policy: Prevention, Readiness & Response

Everpark remains committed to maintaining the highest level of health and safety standards across all parking operations at Exposition Park, ensuring a safe and clean environment for employees, visitors, and event attendees. While COVID-19 is no longer a widespread public health emergency, Everpark has developed a contingency plan that can be implemented in the event of a future outbreak or resurgence. This policy ensures that Exposition Park parking facilities continue to operate smoothly while adhering to updated public health guidelines and industry best practices.

Everpark's COVID-19 response plan focuses on prevention measures, outbreak preparedness, and rapid response protocols that align with CDC, California Department of Public Health (CDPH), Cal/OSHA, and OEPM regulations should new COVID-19 threats arise.

Preventative Measures & Ongoing Sanitation Protocols

To ensure continuous safety and hygiene, Everpark maintains enhanced cleaning and sanitation procedures across all parking facilities. These measures are designed to mitigate potential health risks while maintaining a seamless parking experience for visitors.

Regular Cleaning & Sanitization of High-Touch Areas

- ✓ Routine disinfection of parking kiosks, ticket dispensers, barrier gates, and payment stations.
- ✓ Frequent sanitization of handrails, elevator buttons, stairwells, and other high-traffic areas.
- ✓ Use of EPA-approved disinfectants to eliminate bacteria and viruses.

Facility Cleaning After Large Events

- ✓ Increased post-event sanitation efforts to ensure that high-use areas are cleaned efficiently.
- ✓ Deployment of extra cleaning staff during peak times to address larger crowds.

PPE Readiness & Hand Sanitization Stations

- ✓ Maintaining a readily available supply of masks, gloves, and sanitizing wipes for employees, if required.
- ✓ Installation of hand sanitizing stations in key parking locations, including entry points and payment kiosks.

Contactless Payment & Digital Ticketing Solutions

- ✓ Expanded use of Parkhub MPOS terminals for mobile and contactless payment options.
- ✓ Promotion of pre-paid parking reservations to minimize on-site transactions.

A graphic of several green, spiky COVID-19 virus particles of varying sizes, some in sharp focus and others blurred in the background.

We're Everpark Ready.

- ✓ Use of license plate recognition (LPR) technology to allow seamless entry/exit without requiring physical interaction.

Outbreak Preparedness & Response Plan

While routine safety measures remain in place, Everpark is prepared to activate an enhanced response plan should a COVID-19 outbreak occur at Exposition Park or in Los Angeles County. This response will be guided by local and federal health mandates and implemented only when necessary.

Exposure Notification & Response

- ✓ Everpark will immediately notify OEPM and health authorities if a confirmed COVID-19 case is identified among employees.
- ✓ Employees who test positive for COVID-19 or experience symptoms will follow CDC-recommended isolation and return-to-work guidelines.

Targeted Facility Disinfection

- ✓ In case of a confirmed case, Everpark will conduct a deep cleaning of affected areas using hospital-grade disinfectants.
- ✓ Temporary closures of affected workspaces or booths will be implemented if necessary to prevent further spread.

Flexible Workforce Adjustments

- ✓ In the event of an outbreak, Everpark will adjust staff schedules and workforce deployment to minimize exposure while maintaining seamless operations.
- ✓ Remote administrative work will be encouraged where possible to limit on-site staff presence during high-risk periods.

Communication & Compliance

- ✓ Everpark will work closely with OEPM, state, and local health officials to ensure full compliance with evolving COVID-19 guidelines.
- ✓ Clear internal and external communication protocols will be followed to inform employees and stakeholders of any operational changes.

Adaptability & Compliance with Evolving Guidelines

Everpark's COVID-19 contingency policy is designed to remain flexible and responsive to changing public health conditions. While daily health screenings, mandated mask usage, and social distancing measures are not currently required, these protocols can be reinstated as needed in alignment with OEPM, state, and federal regulations.

- ✓ Everpark will continuously monitor public health guidance to ensure policies align with current best practices.
- ✓ Updates to COVID-19 protocols will be communicated to staff and stakeholders in real-time to maintain operational continuity.

- ✓ Quarterly reviews of health and safety policies will be conducted to ensure Everpark remains prepared for any future health-related challenges.

Conclusion: A Responsible & Prepared Approach

While COVID-19 is no longer a daily operational concern, Everpark remains proactive in maintaining a clean and safe parking environment at Exposition Park, BMO Stadium, and the Los Angeles Memorial Coliseum.

By continuing routine sanitation, promoting contactless solutions, and maintaining an outbreak response plan, Everpark ensures that all parking operations remain efficient, compliant, and prepared for any future public health developments.

Everpark will adjust its policies as needed in collaboration with OEPM and public health authorities to ensure that all visitors, employees, and stakeholders remain protected in the event of a new outbreak.



I clearly find Everpark is committed to maintaining a strong partnership with clients by providing ongoing support, regular performance assessments, and a dedication to continuous improvement. Your ability to adapt and innovate, remain ahead of industry trends, makes Everpark an invaluable asset to any parking management initiative.

Please do not hesitate to contact me if you require any further information regarding my experience working with Everpark.

Kevin Daly
Assistant General Manager
Los Angeles Memorial Coliseum



Sample Cleaning Boards

monday work management

Daily Cleaning Checklist

New task Person Sort Group by

Blue Structure

Task	Assigned To	Due Date	Task Status	Notes/Comments	Text
Cashier Booths	Gustavo	Jan 30	Complete		
North & South Elevators	Maria	Jan 30	Vacation	Maria Figueroa is covering this...	
Hand and Guard Rails	Gustavo	Jan 30	Complete		
Skidata Equipment	Gustavo	Jan 30	Complete		
A-D Level Sweeping	Gustavo	Jan 30	Complete		
Restrooms	Maria	Jan 30	Vacation	Maria Figueroa is covering this...	
Office Trash Cans	Maria	Jan 30	Vacation	Maria Figueroa is covering this...	
OEPM & DPS Offices	Maria	Jan 30	Vacation	Maria Figueroa is covering this...	
Check Ticket Levels for Skidata Termin...	Gustavo	Jan 30	Complete		
Graffiti Removal	Teddy	Jan 30	In Progress		

+ Add task

monday work management

Daily Cleaning Checklist

New task Person Sort Group by

Orange Structure

Task	Assigned To	Due Date	Task Status	Notes/Comments	Text
North/South/Vermont Ramps	Jose	Jan 30	Day Off		
North & South Elevators	Maria	Jan 30	Vacation	Maria has been covering this...	
Hand and Guard Rails	Jose	Jan 30	Day Off		
Skidata Equipment	Jose	Jan 30	Day Off		
Stairwells and Stairs	Jose	Jan 30	Day Off		
Sweeping	Jose	Jan 30	Complete		
Empty Trash Cans	Jose	Jan 30	Day Off		
Powerwash Floors	Jose	Jan 30	Not Needed Today		
Graffiti Removal	Jose	Jan 30	Not Needed Today		

+ Add task

monday work management

Daily Safety & Equipment Checklist

Default Main Table Report Config

New Item Search Person Filter / 1 Sort Hide / 5 Group by

Integrate Automate / 15 Invite / 9

Orange Structure

Item	Assigned To	Subitems Condition	Due Date
Door & Hardware	Person 1, Person 2, Person 3	Green	Jan 30
Electrical System	Person 1, Person 2, Person 3	Green	Jan 30
Elevators	Person 1, Person 2, Person 3	Green	Jan 30
Subitem	Checked By	Status Task Status	Due Date Comments
Operation	Person 1	Good Complete	
Indicators & other lights	Person 1	Good In Progress	need some new bulbs and the elevator number...
Preventative maintenance	Person 1	Good Complete	
+ Add subitem			
Parking Control Equipment	Person 1, Person 2	Grey	Jan 30
Safety Checks	Person 1, Person 2	Green	Jan 30

monday work management

Daily Safety & Equipment Checklist

Default Main Table Report Config

New Item Search Person Filter / 1 Sort Hide / 5 Group by

Integrate Automate / 15 Invite / 9

Pink/Yellow Lots

Item	Assigned To	Subitems Condition	Due Date
Safety Checks	Person 1, Person 2	Green	Jan 30
Subitem	Checked By	Status Task Status	Due Date Comments
Floor surface deterioration	Person 1	Good Complete	
Cracking of concrete	Person 1	Good Complete	
Water leakage	Person 1	Good Complete	
+ Add subitem			
Signs (Graphics)	Person 1, Person 2	Green	Jan 30
Subitem	Checked By	Status Task Status	Due Date Comments
in place	Person 1	Good Incomplete	

E. Accounting, Financial Reports & Annual Budget Report

Everpark is committed to maintaining the highest level of financial accountability, transparency, and operational efficiency in managing parking revenues at Exposition Park. Our comprehensive accounting infrastructure ensures that all revenue collected is accurately tracked, reconciled, and reported in compliance with OEPM's financial management guidelines. By integrating cutting-edge technology with industry-best financial controls, Everpark has developed a seamless and automated revenue reconciliation process that ties directly into the parking request system — ensuring a streamlined financial tracking process from reservation to deposit.

Please see the requested/required Accounting Reports and Billing Statements/Invoices screen shots at the end of this section.

System-Generated Reports for Full Transparency

To ensure real-time financial oversight and data integrity, Everpark leverages SKIDATA's Parking Access & Revenue Control System (PARCS) and Parkhub's Mobile POS platform to generate detailed financial reports specific to OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum. These systems provide comprehensive insights into transaction records, revenue trends, and financial performance while minimizing reconciliation delays, eliminating manual errors, and enhancing revenue oversight.

By utilizing these advanced financial reporting tools, Everpark ensures that all revenue streams — whether from daily parking, event parking, or long-term reservations — are accurately documented and reconciled in compliance with OEPM's operational and budgetary requirements. These reports provide key financial insights, enabling data-driven decision-making and ensuring full compliance with accounting standards.

Key Reports We Leverage for Transparency

12-Month Revenue Analysis by Date

Provides a comprehensive year-over-year revenue comparison for Exposition Park parking operations

Identifies seasonal trends, peak revenue months, and long-term revenue growth patterns

Helps forecast future parking demand and supports strategic decision-making

Daily Cash and Credit Card Reports

Tracks daily revenue transactions, categorizing payments into cash, credit card, and mobile payments

Ensures that all revenue collected is accurately recorded and reconciled with system-generated reports

Supports daily financial audits by providing a breakdown of transactions per lot, terminal, and payment method

Revenue In-Depth Analysis Report

Offers a detailed breakdown of revenue sources, including general admission sales, event-based parking, and pre-paid reservations

Identifies anomalies or discrepancies in reported vs. expected revenue, allowing for real-time audit checks

Helps Everpark assess the financial impact of special events, operational changes, or policy adjustments

Payment Method In-Depth Analysis Report

Categorizes transactions by payment type, including credit card, cash, mobile app, and contactless payments

Helps OEPM and Everpark evaluate customer payment preferences and optimize the use of digital payment solutions

Ensures compliance with financial regulations, particularly in tracking cash flow and electronic payment security

Fee Group & Access Control Reports

Tracks specific parking fee categories, including VIP parking, season passes, and discounted rates

Monitors access control records, detailing which vehicles entered and exited specific parking zones

Prevents revenue leakage by cross-referencing access control logs with revenue transactions

Validation Revenue & Utilization Reports

- Monitors discounted or validated parking transactions, ensuring all validations are properly applied
- Tracks utilization rates of validation programs, helping entities assess the impact of parking incentives
- Ensures that all parking discounts are properly logged, preventing unauthorized use of validation codes

Parking Duration & Lot Utilization Trends

- Provides insights into how long vehicles remain parked and identifies high-demand time slots
- Tracks lot capacity and turnover rates, helping optimize staffing, pricing, and resource allocation
- Identifies underutilized areas, enabling strategic planning for lot reconfiguration or dynamic pricing models

Staff Parker Movement & Event-Based Transactions

- Tracks the movements of authorized staff vehicles using access control data
- Differentiates staff parking from general admission parking, ensuring proper revenue categorization
- Provides event-specific transaction reports, separating revenue from regular daily parking operations

Credit Card Summary by Month & Entity-Based Accounting

- Summarizes monthly credit card transactions to ensure alignment with bank deposits and revenue reports
- Separates revenue collected on behalf of OEPM, BMO Stadium, and the Los Angeles Memorial Coliseum, ensuring proper fund distribution
- Supports complex reconciliation processes where revenue is allocated to multiple entities based on predefined agreements

Ensuring Accuracy, Transparency, and Compliance

Everpark has perfected the process of collecting and reconciling revenue for two of the largest entities at Exposition Park—BMO Stadium and the Los

Angeles Memorial Coliseum. Our system ensures that revenue collected on behalf of these entities is accounted for separately and deposited directly into their respective accounts, preventing financial discrepancies and ensuring an efficient reconciliation process.

By leveraging these automated, system-generated reports, Everpark guarantees:

- ✓ Accurate revenue tracking across multiple entities and payment channels
- ✓ Real-time financial transparency, reducing errors and reconciliation delays
- ✓ Data-driven decision-making with insights into parking trends, revenue allocation, and operational performance
- ✓ Full compliance with OEPM's financial reporting guidelines, ensuring all transactions are properly documented and auditable

Through our state-of-the-art financial reporting system, Everpark continues to provide the highest level of financial accountability and efficiency, ensuring seamless parking revenue management at Exposition Park, BMO Stadium, and the Los Angeles Memorial Coliseum.

Complex Revenue Reconciliation & Multi-Entity Fund Distribution

Everpark's ability to successfully manage multi-entity revenue reconciliation at Exposition Park ensures that all collected revenue is properly allocated. Since taking over the account, Everpark has eliminated inefficiencies by implementing a fully automated revenue reconciliation system, which prevents delays, manual errors, and discrepancies.

Our automated revenue management process allows us to accurately track, reconcile, and distribute parking revenue to multiple stakeholders without operational bottlenecks or financial inconsistencies.

Automated Revenue Reconciliation Process

Event Parking Requests & Pre-Approval

Every event-based parking transaction is tied to the pre-approved parking request process, ensuring a traceable financial record from reservation to reconciliation

The automated request system links invoicing and payment tracking to facilitate error-free reconciliation

System-generated reports track reserved spaces, expected revenue, and actual collections

Multi-Entity Revenue Tracking

Revenue collected from daily and event-based parking is automatically categorized to reflect proper allocations to OEPM, BMO Stadium, and the Coliseum

Eliminates risks of misallocated funds, manual entry errors, or missing transactions

Provides instant verification of revenue flows, ensuring compliance with OEPM's financial regulations

Seamless Fund Deposits & Reporting

Everpark deposits daily and event-based parking revenue into designated accounts for each entity

System-generated reconciliation reports align all deposits with OEPM's financial reporting codes

All transactions are recorded in real-time, providing immediate financial oversight

Post-Event Reconciliation & Audit Reports

Ensures that all revenue streams (daily parking, event-specific parking, and entity allocations) are fully accounted for

Matches system-generated reports with recorded deposits to prevent financial discrepancies

Provides an automated audit process that flags and resolves inconsistencies before submission to OEPM

Event Parking Request Invoicing & Financial Oversight

Everpark has implemented a fully automated invoicing and financial oversight system that ensures seamless tracking, approval, collection, and reconciliation of event parking revenue. By customizing **Monday.com** through automation workflows, Everpark has linked the parking request process, invoice generation, payment tracking, and reconciliation into a single integrated financial management platform.

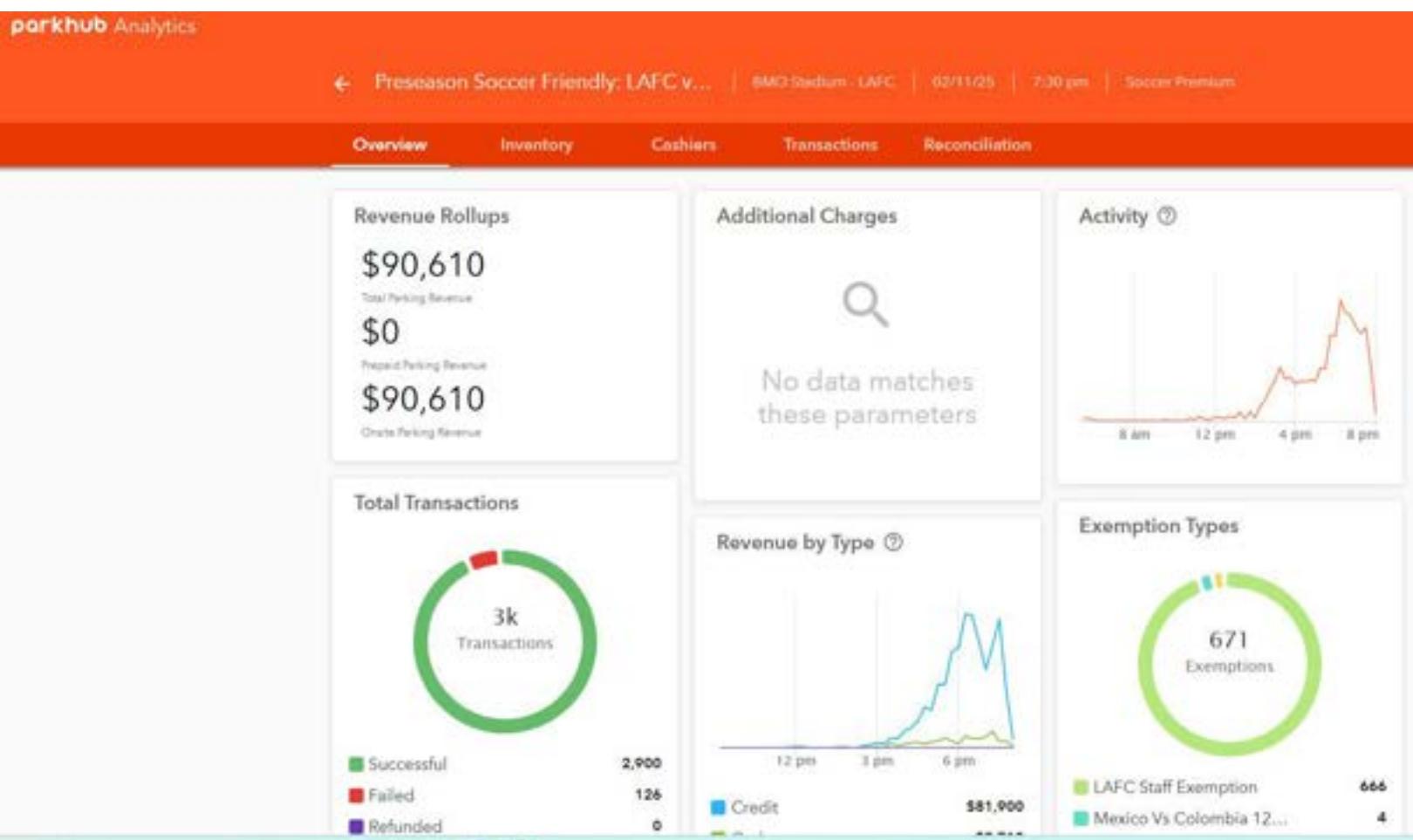
This automated approach ensures that invoices are generated instantly upon OEPM approval, payments are tracked and categorized correctly, and all financial records remain audit-ready. Every step—from parking request submission to final revenue reconciliation—is fully traceable and accessible for OEPM audits or financial reviews.

Setting the Standard for Multi-Entity Revenue Reconciliation

Everpark's entity revenue reconciliation process ensures that each entity receives its designated parking revenue share with full compliance to OEPM's reporting standards. The success of this financial process has been recognized by BMO Stadium and the Los Angeles Memorial Coliseum, who have provided strong references attesting to Everpark's ability to manage multi-entity revenue with precision and transparency.

Through our proven financial controls, automation, and expert reconciliation strategies, Everpark continues to set the benchmark for financial accountability and revenue management at Exposition Park.

Parkhub Reports



ParkHub Post-Event Report

Data as of 2/15/2025, 4:59:53 PM Eastern

Preseason Soccer Friendly: LAFC vs Club America 2/11/25

BMO Stadium - LAFC

Total Revenue	\$90,610.00
Total Transactions	3026
Successful	2900
Failed	126
Pending	1
Onsite Revenue	\$90,610.00

Cash	\$8,710.00
Credit	\$81,900.00
Amex	\$3,185.00
Discover	\$780.00
Mastercard	\$16,185.00
Visa	\$61,750.00
Other Onsite Payments	\$0.00
Prepays (Redeemed/Sold)	836 / 836
Exemptions	671
ACFC Staff Exemption	1
LAFC Staff Exemption	666
Mexico Vs Colombia 12/16/2023	4
Additional Charges	\$0.00
Utilization	2900 / 3900 (74.4%)
VIPs Parked	0 / 0

Lots

Name	Total Trans.	Successful	Total Rev.	Cash Rev.	Credit Rev.	Utilization	Prepays	Exemptions
Blue Lot - LAFC	1715	1633	\$73,450.00	\$6,305.00	\$67,145.00	1633 / 1000	511	0
Gold - LAFC	105	104	\$0.00	\$0.00	\$0.00	104 / 243	105	0
Green Lot - LAFC	4	3	\$130.00	\$0.00	\$130.00	3 / 900	1	0
Orange Structure - LAFC	1042	1018	\$16,575.00	\$2,275.00	\$14,300.00	1018 / 1345	92	671
Pink Lot - LAFC	78	74	\$0.00	\$0.00	\$0.00	74 / 211	78	0
Yellow Lot - LAFC	82	68	\$455.00	\$130.00	\$325.00	68 / 201	62	0

Cashiers

Names/Lots	Total Trans.	Successful	Failed	Total Rev.	Cash Rev.	Credit Rev.	Reprints
Andy Everpark	66	57	9	\$260.00	\$65.00	\$195.00	0
Pink Lot - LAFC	36	36	0	\$0.00	\$0.00	\$0.00	0
Yellow Lot - LAFC	30	21	9	\$260.00	\$65.00	\$195.00	0



← Preseason Soccer Friendly: LAFC v... | BMO Stadium - LAFC | 02/11/25 | 7:30 pm | Soccer Premium

Overview Inventory Cashiers Transactions Reconciliation

Mariah Everpark

Blue Lot - LAFC

\$15,665 Revenue
 \$650 Cash Revenue
 \$15,015 Credit Revenue
 344 Transactions
 0 Refunds

Nahom Mesfun

Orange Structure - LAFC, Blue Lot - LAFC

\$7,930 Revenue
 \$1,560 Cash Revenue
 \$6,370 Credit Revenue
 158 Transactions
 0 Refunds

Randy Reyes

Orange Structure - LAFC, Blue Lot - LAFC, Pink Lot - LAFC, Yellow Lot - LAFC

\$6,305 Revenue
 \$1,170 Cash Revenue
 \$5,135 Credit Revenue
 129 Transactions
 0 Refunds

Senait Everpark

Blue Lot - LAFC

\$18,330 Revenue
 \$910 Cash Revenue
 \$17,420 Credit Revenue
 421 Transactions
 0 Refunds

Tam Everpark

Blue Lot - LAFC

\$13,715 Revenue
 \$845 Cash Revenue
 \$12,870 Credit Revenue
 354 Transactions

Valerie Everpark

Orange Structure - LAFC, Green Lot - LAFC, Blue Lot - LAFC, Yellow Lot - LAFC

\$3,705 Revenue
 \$585 Cash Revenue
 \$3,120 Credit Revenue
 74 Transactions

← Everpark Daily - 02-01-2025 | Everpark Daily Net... | 10:59:25 | 10:59 am | Daily Parking

Overview Inventory Cashiers Transactions Reconciliation

DOWNLOAD REPORT

Last updated 7 minutes ago

Revenue Rollups

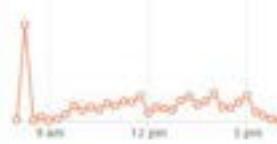
\$17,360
Total Parking Revenue
\$0
Digital Parking Revenue
\$17,360
Drive Parking Revenue

Additional Charges



No data matches these parameters

Activity



Total Transactions



Revenue by Type



Exemption Types





parkhub Analytics

← Preseason Soccer Friendly: LAFC v... | SMO Stadium - LAFC | 02/11/25 | 7:30 pm | Soccer Premium

Overview Inventory Cashiers Transactions Reconciliation

Last updated 2 minutes ago

Yellow Lot - LAFC 1 Cashiers ● 34% Utilization ■ 82 Transactions ■ \$455 Revenue	Green Lot - LAFC 2 Cashiers ● 0% Utilization ■ 4 Transactions ■ \$130 Revenue	Blue Lot - LAFC 10 Cashiers ● 163% Utilization ■ 1715 Transactions ■ \$73,450 Revenue	Gold - LAFC 2 Cashiers ● 43% Utilization ■ 105 Transactions ■ \$0 Revenue
Orange Structure - LAFC 9 Cashiers ● 76% Utilization ■ 1042 Transactions ■ \$16,575 Revenue	Pink Lot - LAFC 4 Cashiers ● 35% Utilization ■ 78 Transactions ■ \$0 Revenue		

SKIDATA Screenshots

Payment in Depth Analysis

Facility: Exposition Park Parking

Report Period: 01/01/2024 - 01/31/2024

Payment Type: Cash (Quantity: 7,062, Payment: \$27,687.00) and Credit Card (Quantity: 263,687, Payment: \$2,218,348.32)

Frequency of Payment Type: Credit Card (99.5%) and Cash (0.5%)

Revenue by Payment Type: Credit Card (\$2,218,348.32) and Cash (\$27,687.00)

Revenue by Sub Payment Type: VISA (54.2%), Mastercard (24.8%), American Express (10.8%), and Other Credit Card (10.2%)

Revenue in Depth Analysis

Report Period: 01/01/2024 - 01/31/2024

Facility: Exposition Park Parking

Revenue Category: Total Revenue

Revenue by Facility: Total Revenue (\$38,738.00)

Revenue per Car Park/Device: Total Revenue (\$38,738.00)



QlikQ ...

Analysis Sheet

Inventory

Marketing

Parking_Dashboards_UK_ReportDashboard

Has Published 164 (11,805, 2,244)
Published 164 (1, 205, 11,233)
Published to Marketing

www.AnalyticsParking.2024.01 (Analytics 3.4.25)

Views

Feedbacks

Metrics

▼ Public sheets (35)

Dashboard	Revenue in Depth Analysis	Assets in Depth Analysis	Occupancy in Depth Analysis	Occupancy Trend Analysis	Payment in Depth Analysis	System Event in Depth Analysis	Personalized Partners -	Personalized Partners -	Personalized Partners -	Personalized Partners -
Parking Transactions	Credit/External Card Transactions	Rate in Depth Analysis	Fee Groups in Depth Analysis	Discounts in Depth Analysis	Insufficient Funds in Depth Analysis	Towed Vehicle in Depth Analysis	Remote Authorizations in	Shifts in Depth Analysis	Parking Duration in Depth Analysis	Passage Statistics in Depth Analysis
Plate Rate Analysis	Detection Confidence	Corrections in Depth Analysis	Active Cards Analysis							

Personalized Parkers - Transactions												Personalized Transaction Count					
Year		Month/Year		Month		Facility		Car Park		Entry Plate Number		Exit Plate Number		448			
Date		Week		Day of Week		User Full Name		Customer Name		Counting Category							
Facility	Car Park	Customer Name	Customer ID	Day	User	User Full Name	User ID	Duration	Total Plate Qty	Serial Number	Entry Date/Time	Exit Date/Time	Entry Plate	Exit Plate	Count	Total Plate	
Exposition Park Parking	Blue Structure	EVERGREEN	4	Prop. 1 Property	1888	00:00:00:00	EXTERNALREADER	3000013101498	03/11/2023 12:49:00:000	03/11/2023 03:33:21:000							
Exposition Park Parking	Blue Structure	MRP	18	20230409	1888	00:00:00:00	EXTERNALREADER	3000012101218	03/11/2023 04:13:00:000	03/11/2023 08:13:01:000							
Exposition Park Parking	Blue Structure	CBC Foundation	9	Christian Denner	2118	00:00:00:00	EXTERNALREADER	3000017341788	03/11/2023 04:28:00:000	03/11/2023 04:28:00:000							
Exposition Park Parking	Blue Structure	CBC Foundation	9	Raul Anderson	1888	00:00:00:00	EXTERNALREADER	3000017342548	03/11/2023 09:36:00:000	03/11/2023 09:38:10:000							
Exposition Park Parking	Blue Structure	CBC 0004	13	Victor Garcia	2179	00:00:00:00	EXTERNALREADER	3000017343533	03/11/2023 05:48:00:000	03/11/2023 08:48:41:000							
Exposition Park Parking	Blue Structure	BrightView Landmarks	23	Peter Reed	1981	00:15:00:00	EXTERNALREADER	3000011684479	03/10/2023 01:54:24:000	03/11/2023 08:00:00:000							
Exposition Park Parking	Blue Structure	CBC 0004	13	Alfred Camarque	2088	00:00:00:00	EXTERNALREADER	3000017343231	03/11/2023 07:18:00:000	03/11/2023 07:18:10:000							
Exposition Park Parking	Blue Structure	MRP	13	J. Director	1994	00:00:00:00	EXTERNALREADER	300001491383	03/11/2023 07:34:23:000	03/11/2023 09:34:33:000							
Exposition Park Parking	Blue Structure	CBC Foundation	9	Maria Morales	493	00:00:00:00	EXTERNALREADER	3000017341917	03/11/2023 07:41:51:000	03/11/2023 09:41:51:000							
Exposition Park Parking	Blue Structure	Trimana Food Services	12	Isaiah	1848	00:07:00:00	EXTERNALREADER	3000017343034	03/11/2023 05:00:57:000	03/11/2023 12:25:57:000							
Exposition Park Parking	Blue Structure	Alexander Science center	7	Levi Delgado	1795	00:05:00:00	EXTERNALREADER	3000017343388	03/11/2023 07:58:00:000	03/11/2023 08:43:40:000							
Exposition Park Parking	Blue Structure	CAAF	9	Hasan Basit	2322	00:07:00:00	EXTERNALREADER	3000017343388	03/11/2023 08:00:00:000	03/11/2023 08:00:01:000							
Exposition Park Parking	Blue Structure	MRP	13	David Iskandar	982	00:12:00:00	EXTERNALREADER	3000013088661	03/11/2023 07:58:16:000	03/11/2023 07:58:56:000							
Exposition Park Parking	Blue Structure	Wells Ammerberg building	3	STAFF 0004	12	00:00:11:54	EXTERNALREADER	3000010498763	03/11/2023 08:17:44:000	03/11/2023 08:18:30:000							
Exposition Park Parking	Blue Structure	Trimana Food Services	12	Isaiah	1848	00:08:10:00	EXTERNALREADER	3000017343658	03/11/2023 08:48:00:000	03/11/2023 08:48:01:000							
Exposition Park Parking	Blue Structure	Trimana Food Services	12	Carlo Herold	1188	00:08:12:00	EXTERNALREADER	3000017343148	03/11/2023 09:58:00:000	03/11/2023 09:58:01:000							
Exposition Park Parking	Blue Structure	CBC Foundation	9	Michelle George-Criso	9918	00:00:00:00	EXTERNALREADER	3000017343378	03/11/2023 09:48:00:000	03/11/2023 09:48:01:000							
Exposition Park Parking	Blue Structure	MRP	4	Isaac Sutardi	751	00:00:00:00	EXTERNALREADER	3000012101389	03/11/2023 08:00:00:000	03/11/2023 08:33:31:000							
Exposition Park Parking	Blue Structure	MRP 1-C4P	8	Ignacio Isenstadt	1995	00:00:00:00	EXTERNALREADER	3000017340461	03/11/2023 09:54:00:000	03/11/2023 09:58:00:000							
Exposition Park Parking	Blue Structure	CBC Foundation	7	Edgar Remalda	1881	00:00:21:00	EXTERNALREADER	3000017343063	03/11/2023 08:00:00:000	03/11/2023 08:33:10:000							
Exposition Park Parking	Blue Structure	Alexander Science center	7	Amberlee Doty	2468	00:00:00:00	EXTERNALREADER	3000011684479	03/11/2023 08:47:00:000	03/11/2023 08:47:01:000							



Daily Report: 02/07/25 00:00 - 23:59

02/08/25 02:05

Car Park-Revenue Report: Payment Blue Structure

Payment Method	Quantity	Amount
Discount Card Payments	0	0.00
Total	313	8,344.00

Car Park-Revenue Report: Payment Orange Structure

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	0	0.00
Sales	0	0.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00
Park. Transact. w/o Revenue	0	0.00
Sales w/o V.A.T.	0	0.00
Total	0	0.00

Payment Method	Quantity	Amount
Cash	0	0.00
Check	0	0.00
Credit Cards/Debit Cards	0	0.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	0	0.00

Cashier-Revenue Report: Simegn Gedamu

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	0	0.00
Sales	88	2,124.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00
Park. Transact. w/o Revenue	0	0.00
Sales w/o V.A.T.	0	0.00
Total	88	2,124.00

Daily Report: 02/07/25 00:00 - 23:59

02/08/25 02:05

Cashier-Revenue Report: Simegn Gedamu

Payment Method	Quantity	Amount
Cash	0	0.00
Check	0	0.00
Credit Cards/Debit Cards	2	2,124.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	2	2,124.00

Cashier-Revenue Report: Unattended

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	310	6,200.00
Sales	1	20.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00
Park. Transact. w/o Revenue	825	0.00
Sales w/o V.A.T.	0	0.00
Total	1136	6,220.00

Payment Method	Quantity	Amount
Cash	13	260.00
Check	0	0.00
Credit Cards/Debit Cards	298	5,960.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	311	6,220.00

System Devices-Revenue Report: A-EX43

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	115	2,300.00
Sales	0	0.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00

Daily Report: 02/07/25 00:00 - 23:59

02/08/25 02:05

System Devices-Revenue Report: A-EX43

Revenue Category	Quantity	Revenue
Park. Transact. w/o Revenue	304	0.00
Sales w/o V.A.T.	0	0.00
Total	419	2,300.00

Payment Method	Quantity	Amount
Cash	0	0.00
Check	0	0.00
Credit Cards/Debit Cards	115	2,300.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	115	2,300.00

System Devices-Revenue Report: B-EX44

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	15	300.00
Sales	0	0.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00
Park. Transact. w/o Revenue	400	0.00
Sales w/o V.A.T.	0	0.00
Total	415	300.00

Payment Method	Quantity	Amount
Cash	0	0.00
Check	0	0.00
Credit Cards/Debit Cards	15	300.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	15	300.00

System Devices-Revenue Report: C-EX45

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	4	80.00
Sales	0	0.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00

Daily Report: 02/07/25 00:00 - 23:59

02/08/25 02:05

System Devices-Revenue Report: C-EX45

Revenue Category	Quantity	Revenue
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00
Park. Transact. w/o Revenue	121	0.00
Sales w/o V.A.T.	0	0.00
Total	125	80.00

Payment Method	Quantity	Amount
Cash	0	0.00
Check	0	0.00
Credit Cards/Debit Cards	4	80.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	4	80.00

System Devices-Revenue Report: POF 13

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	140	2,800.00
Sales	1	20.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00
Credit Entries Redeemed	0	0.00
Amount Cancellations	0	0.00
Rounding Difference	0	0.00
Refund to Credit Card	0	0.00
Insuf. Funds	0	0.00
Insufficient Funds Paid	0	0.00
Park. Transact. w/o Revenue	0	0.00
Sales w/o V.A.T.	0	0.00
Total	141	2,820.00

Payment Method	Quantity	Amount
Cash	13	260.00
Check	0	0.00
Credit Cards/Debit Cards	128	2,560.00
Invoice	0	0.00
Manual Payment Methods	0	0.00
Discount Card Payments	0	0.00
Total	141	2,820.00

System Devices-Revenue Report: POF 14

Revenue Category	Quantity	Revenue
Park. Transact. w/ Revenue	36	720.00
Sales	0	0.00
Processing Fees	0	0.00
Credit Entries Issued	0	0.00



Monday.com Screenshots

monday work management

Pending Event Invoices

New Item Search Person Filter Sort / 1 Hide Group by ...

Approved Events Ready for Invoicing

Item	Invoice Number	Quote Number	Check Number	GA Rec Amount	Invoice Status	GA Rec Status	Additional Notes	Files
BMO 50 Space A...						Not Applicable	BMO 50 Spec Act...	
YPO Santa Monic...						Not Applicable	Parking in Pink ente...	
Modern Animal C...						Not Applicable	This is for the Calif...	
Arroyo Valley Hig...						Not Applicable	N/A	
Feb 6, 2025 Colis...						Not Applicable	N/A	
Private Event						Not Applicable	N/A	
LAUSD STEAM Fe...						Not Applicable	LAUSD STEAM - Bl...	
USC Commerce...						Not Applicable	Load in parking	
USC Commerce...						Not Applicable	Load in Parking	
+ Add item					0 sum			10 files
+ Add item								

monday work management

Paid Event Invoices

New Item Search Person Filter Sort / 1 Hide Group by ...

Paid Invoice and GA Rec. Events

Item	Invoice Number	Parking Rate	Amount of Invoice	Quote Number	Check Number	GA Rec Amount	Invoice Status	GA Rec Status
ACFC vs Portland Thorns L...	p2216747	\$18	58,041.36		#04011000087	\$1,200	Paid In Full	Paid
LAFC vs St. Louis City	p2216701	\$18	61,286.16		#04011000087	\$2,400	Paid In Full	Paid
KORN 30th Anniversary C...	p2216777	\$18	67,309.32		#04011000087	\$4,160	Paid In Full	Paid
Kane Brown: In the Air Tour	p2216614	\$18	74,285.64		#76200	\$5,600	Paid In Full	Paid
Yellow Claw b2b Flosstrad...	p2216711	\$15	15,948	PE25519	#293382	\$140	Paid In Full	Paid
ACFC vs Orlando Pride	p2216744	\$18	58,041.36		#1487110754	\$2,140	Paid In Full	Paid
LAFC vs Colorado	p2216693	\$18	61,286.16		#1487110754	\$2,140	Paid In Full	Paid
ACFC vs Racing Louisville ...	p2216743	\$18	58,041.36		#1487110754	\$1,090	Paid In Full	Paid
ODESZA: The Last Goodby...	p2216722	\$18	106,167.24			\$7,020	Paid In Full	Paid
LAFC vs Dallas	p2216695	\$18	61,286.16		#1487110754	\$2,700	Paid In Full	Paid
ACFC vs NY/NJ Gotham L...	p2216750	\$18	51,095.32		#04011000087	\$1,450	Paid In Full	Paid



Paid Event Invoices										Integrate	Automate / Z	Invite / 6	...		
In Order by Date		Main Table		Form		Total Revenue To Date		Table		Table		4			
New Item		Search		Person		Filter		Sort		Hide		Group by		...	
Paid Invoice w/o GA Rec. Events															
	Item	Invoice Number	Parking Rate	Amount of Invoice		Quote Number	Check Number	GA Rec Amount		Invoice Status		GA Rec Status			
	Minds Matter SoCal Conv...	p2216892	\$15	0			card #7085			Paid In Full		Not Applicable			
	BHI Scholarship Awards C...	p2216894	\$15	2,250			#177103			Paid In Full		Not Applicable			
	Summer Educator Confer...	p2216897	\$15	225			card #0466			Paid In Full		Not Applicable			
	Clash at the Coliseum	p2216863	\$15	25,185		PE25461	#259333			Paid In Full		Not Applicable			
	Clash at the Coliseum	p2216864	\$15	36,585		PE25460	#255157			Paid In Full		Not Applicable			
	3252 year-end Party	p2216675		1,620			#3487630039			Paid In Full		Not Applicable			
	Experience Team Hiring Fair	p2216861	\$15	900			#291724			Paid In Full		Not Applicable			
	PBS SoCal Summer Learn...	p2216878		1,275			card #16009			Paid In Full		Not Applicable			
	VACCO 70th Anniversary -	p2216878		456			card #0064			Paid In Full		Not Applicable			
	Private Event - Black Col...	p2216874		855		PE25572	#291725			Paid In Full		Not Applicable			
	Model Event Experience	p2216890	\$15				card #0474			Paid In Full		Not Applicable			

GA Reconciliation Distribution									
In Order by Date		Main Table		Form		Total Revenue To Date		Actions	
New Item		Search		Person		Filter		Sort / T	
Ready for GA Reconciliation Distribution									
<input type="checkbox"/>	Item	Invoice Number	Amount of Invoice	Parking Rate	Quote Number	Check Number	GA Rec Amount	Invoice Status	GA Rec Status
<input type="checkbox"/>	US Open Cup Quarters...	p22169890		\$10		#301451		Paid In Full	Pending
<input type="checkbox"/>	Kidz Land	p2216912	20,448	\$20	PE25582	#301453		Paid In Full	Pending
<input type="checkbox"/>	Rhyme Fest	p2216864	15,948	\$15		#310321		Paid In Full	Pending
<input type="checkbox"/>	USC Convocation	p2216957	57,299.84	\$20	PE25604	#312541		Paid In Full	Pending
<input type="checkbox"/>	USC convocation	p2216956	4,544	\$20	PE25605	#310648		Paid In Full	Pending
<input type="checkbox"/>	USC vs Utah Football Game	p2216933	128,520	\$35	PE25590	#304774		Paid In Full	Pending
<input type="checkbox"/>	Getty Pst Art	p2216978	28,559.04	\$20	PE25620	#319627		Paid In Full	Pending
<input type="checkbox"/>	LAFC vs Austin	p2216699	61,286.16	\$10		#04011000087		Paid In Full	Pending
<input type="checkbox"/>	Timmy Trumpet Torch Show	p2216888	15,948	\$15		#319625		Paid In Full	Pending
<input type="checkbox"/>	ACFC vs Washington Sprint...	p2216748	58,041.36	\$10		#04011000087		Paid In Full	Pending
<input type="checkbox"/>	USC vs Wisconsin Badgers ...	p2216934	128,520	\$35	PE25591	#321542		Paid In Full	Pending



monday work management

Pending Event Invoices

New item Search Person Filter Sort / T Hide Group by

Not Paid Event Invoices

Item	Invoice Number	Quote Number	Check Number	GA Rec Amount	Invoice Status	GA Rec Status	Additional Notes	Files
EAA After Party	p2217102				Not Paid	Not Applicable	n/a	
BMO Stadium Eve...	p2217127				Not Paid	Not Applicable	Staff parking and H...	
Student Night an...	p2217099				Not Paid	Not Applicable	Number of prepaid...	
Ashers Bar Mitzva...	p2217097				Not Paid	Not Applicable	n/a	
Torch Show	p2216987				Not Paid	Pending	100 prepaid in cash...	
School Field Trip	p2217107				Not Paid	Not Applicable	n/a	
LAFC vs New York	p2217119				Not Paid	Pending	Kick off at 7:30pm	
Athens Torch Show	p2216987	PE25612			Not Paid	Pending	Orange lot prepaid ...	
4th Grade Field Tr...	p2217125				Not Paid	Not Applicable	We are a Title 1 K-5...	
LAFC vs Austin L...	p2217118				Not Paid	Pending	Kick off at 12:30pm	
EXL Field Trip	p2217094				Not Paid	Not Applicable	We will be providing...	
LAFC vs San Jose...	p2217117				Not Paid	Pending	Kick off at 7:30pm	
Silva - CSC	p2217096				Not Paid	Not Applicable	PO for payment	

III. Equipment & Resources (Attachment 14)

Parking Signage

1. **Entrance Signs** - Quantity: 18 units
2. **Exit Signs** - Quantity: 19 units
3. **Loading Zone Signs** - Quantity: 6 units
4. **No Parking Signs** - Quantity: 25 units
5. **Handicap Parking Signs** - Quantity: 24 units
6. **Electric Vehicle Charging Station Signs** -
Quantity: 20 units
7. **Directional Signs** - Quantity: 25 units
8. **Speed Limit Signs** - Quantity: 20 units
9. **Stop Signs** - Quantity: 23 units
10. **Stop Here for Cashier Signs** - Quantity: 21 units



Explanation of use:

Parking signage at Exposition Park plays a crucial role in both special event management and daily operations, ensuring an orderly and efficient flow of traffic while enhancing safety and compliance with regulations. During special events, clear and visible entrance and exit signs help manage high volumes of traffic, directing attendees smoothly into and out of the park. Loading zone signs facilitate quick and organized setups and breakdowns by designating areas for event equipment and supplies to be unloaded.

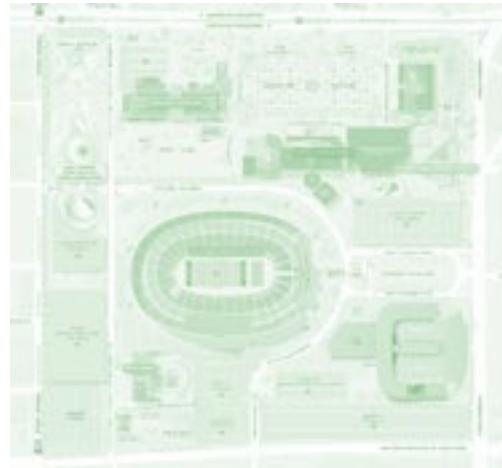
For everyday operations, signage such as no parking, handicap parking, and electric vehicle charging station signs help maintain orderly parking arrangements and ensure that spaces are used appropriately according to park policies and accessibility requirements. Directional signs and wayfinding signs are vital for guiding visitors to various attractions within the park, helping them navigate large areas or find specific venues, such as museums or sports complexes.

Reserved parking and valet parking signs enhance the visitor experience by ensuring designated areas are kept available for specific users and services. Pay here signs direct drivers to payment locations, vital for managing the park's revenue collection efficiently. Pedestrian crossing signs protect visitors on foot, especially in areas where pedestrian and vehicle paths intersect, while fire lane signs ensure that crucial access points remain clear for emergency responses.

Overall, the strategic use of parking signage at Exposition Park ensures a seamless operational flow, supports compliance with legal standards, and provides a safe, enjoyable experience for all visitors, whether they are attending a large-scale event or visiting the park for leisure and recreation.

Wayfinding Signage

1. **Directional Arrows** - Quantity: 30 units
2. **Maps and Directory Signs** - Quantity: 15 units
3. **You Are Here Signs** - Quantity: 5 units
4. **Destination Signs** - Quantity: 12 units
5. **Parking Lot Section Signs** - Quantity: 30 units
6. **Pathway Markers** - Quantity: 24 units
7. **Entrance and Exit Signs (for buildings)** -
Quantity: 25 units
8. **Elevator Signs** - Quantity: 25 units
9. **Staircase Signs** - Quantity: 28 units
10. **Accessibility Route Signs** - Quantity: 30 units
11. **Transit Stop Signs** - Quantity: 18 units
12. **Emergency Exit Signs** - Quantity: 19 units



Explanation of use:

At Exposition Park, a comprehensive array of wayfinding signage is deployed across the Blue Structure, Orange Structure, North Structure, South Lawn, Yellow Lot, and Pink Lot to facilitate both daily operations and special event logistics. These signs are integral to managing the flow of traffic and pedestrians, enhancing safety, and ensuring a smooth visitor experience.

Directional arrows, destination signs, and pathway markers provide clear guidance on navigating through the park's diverse facilities and large open areas. They help visitors efficiently find their way from parking structures like the Blue and Orange to key attractions or event venues, reducing confusion and congestion during high-traffic times. Maps and directory signs, along with "You Are Here" markers, are strategically placed at vital junctions and entry points, offering a bird's-eye view of the layout and helping visitors orient themselves upon arrival. Parking lot section signs in each designated area aid in quick identification of parking spots, crucial during crowded events, ensuring guests can easily locate their vehicles. Entrance and exit signs streamline access to and from buildings and facilities, crucial for maintaining order during peak periods.

Signs indicating elevator and escalator locations, alongside staircase markers, assist in vertical movement within multilevel structures, accommodating large volumes of visitors

moving between floors. Accessibility route signs ensure that the park is navigable for everyone, highlighting ADA-compliant paths and facilities.

Additionally, transit stop signs support the use of public transportation options available at or near the park, promoting sustainable travel choices, especially useful during events. Emergency exit signs across all areas enhance safety, directing visitors to the nearest exits swiftly in case of emergencies. This signage system not only meets operational needs and legal compliance but also significantly contributes to a positive and organized environment for all who visit Exposition Park, whether for daily enjoyment or special occasions.

Temporary Vehicle Barricades

1. Plastic Jersey Barriers - Quantity: 5 units
2. Metal Barricades - Quantity: 20 units
3. Collapsible Cones - Quantity: 22 units
4. Water-Filled Barricades - Quantity: 13 units
5. Expandable Mobile Barriers - Quantity: 21 units
6. Bike Racks - Quantity: 500 units
7. T- Top Cones- Quantity: 500 units
8. Small Cones- Quantity: 1000 units



Explanation of use:

At Exposition Park, an array of temporary vehicle barricades is key to managing both traffic and crowd control effectively, supporting the park's diverse operational needs during daily activities and special events. This includes a variety of barricades such as plastic jersey barriers, metal barricades, collapsible cones, water-filled barricades, and expandable mobile barriers. These are strategically deployed across the park to guide vehicular and pedestrian traffic, delineate restricted areas, and quickly adapt to changing crowd dynamics.

The inclusion of bike rack barricades serves a dual purpose. While primarily used as light barriers, they can be strategically placed to control pedestrian movements or temporarily block access to certain areas during events or high-traffic periods. This flexibility is crucial for maintaining order and safety throughout the park.

Together, these temporary barricades ensure Exposition Park is equipped to handle the complexities of managing large crowds, supporting a safe and orderly environment for all events and daily operations.

Cleaning/Maintenance Supplies

1. Heavy-Duty Trash Bags - Quantity: 10,000 bags
2. Industrial Garbage Cans - Quantity: 100 units
3. Pressure Washers - Quantity: 5 units
4. Eco-Friendly Detergents and Degreasers -
Quantity: 500 gallons
5. Brooms - Quantity: 50 units
6. Dustpans - Quantity: 50 units
7. Industrial Mop Buckets with Wringer - Quantity:
40 units
8. Mops - Quantity: 50 units
9. Floor Squeegees - Quantity: 50 units
10. Safety Signs ("Wet Floor" signs) - Quantity: 50
units
11. Gloves (Heavy-duty and Disposable) - Quantity:
1,000 pairs
12. Paint for Line Striping - Quantity: 200 gallons
13. Leaf Blowers - Quantity: 10 units
14. Weed Trimmers - Quantity: 10 units
15. Large Outdoor Brooms - Quantity: 50 units



Explanation of use:

To ensure the cleanliness and maintenance of all parking areas at Exposition Park, a comprehensive array of supplies has been allocated to last throughout the year. This includes essential items like heavy-duty trash bags and industrial garbage cans to manage waste efficiently, as well as pressure washers and eco-friendly detergents to tackle tough stains and buildup on parking surfaces.

Daily cleaning tools such as brooms, mops, and dustpans will keep the areas tidy, while floor squeegees and "Wet Floor" signs will help in maintaining safety and cleanliness during cleaning operations. For upkeep of the parking lot lines and aesthetic maintenance, paint for line striping is included.

To manage foliage and natural debris, leaf blowers and weed trimmers are provided, ensuring that the parking spaces and surrounding areas remain clear and navigable. Large outdoor brooms are also on hand to handle bulkier debris and ensure a thorough cleaning.

Lastly, gloves, both heavy-duty and disposable, are stocked to protect the maintenance staff while they perform these tasks. This comprehensive supply list is designed to cover the extensive needs of Exposition Park's parking facilities, supporting a clean, safe, and well-maintained environment for all visitors and staff throughout the year.

Safety Equipment/Supplies

1. **High-Visibility Safety Vests** - Quantity: 70 units
2. **Safety Helmets** - Quantity: 70 units
3. **Safety Goggles** - Quantity: 70 pairs
4. **Ear Protection (Earplugs)** - Quantity: 140 pairs
5. **Work Gloves** - Quantity: 140 pairs
6. **Traffic Wands (LED)** - Quantity: 70 units
7. **Reflective Cones** - Quantity: 50 units
8. **Barrier Tape** - Quantity: 30 rolls
9. **LED Safety Flares** - Quantity: 50 units
10. **First Aid Kits** - Quantity: 10 kits
11. **Fire Extinguishers** - Quantity: 20 units
12. **Flashlights** - Quantity: 70 units
13. **Waterproof Safety Boots** - Quantity: 70 pairs
14. **Rain Gear (Waterproof Jackets and Pants)** - Quantity: 70 sets
15. **Sun Protection (Sunscreen)** - Quantity: 100 bottles
16. **Heat Stress Prevention Packs (Including Rehydration Salts)** - Quantity: 70 packs



Explanation of use:

To ensure the safety and operational efficiency of the 60-70 staff members managing parking operations at Exposition Park, a comprehensive array of safety equipment and supplies has been carefully selected to last throughout the year. This includes high-visibility safety vests and helmets to ensure staff are easily seen by drivers, safety goggles, and ear protection to guard against environmental hazards, and work gloves for handling equipment safely.

Traffic management is a critical component, addressed with LED traffic wands and reflective cones that help in directing vehicular and pedestrian traffic effectively. LED safety flares and barrier tape are included to secure and signal temporary hazard areas or closed sections during events or maintenance activities. For night or low-light conditions, each staff member is equipped with a personal flashlight.

Essential first aid kits and fire extinguishers are strategically placed to handle potential emergencies promptly. Waterproof safety boots and rain gear ensure that operations can continue comfortably in adverse weather conditions. Additionally, sun protection items and heat stress prevention packs are provided to protect staff from sun exposure and dehydration, critical in outdoor environments.

This tailored setup not only adheres to safety standards but also enhances the functionality and safety of the parking operations team, ensuring they have the necessary tools to perform their duties efficiently and safely throughout the year at Exposition Park.

Uniforms & Apparel

1. **High-Visibility Jackets** - Quantity: 70 units
2. **Uniform Shirts** - Quantity: 210 units (3 per staff member)
3. **Uniform Pants** - Quantity: 140 units (2 per staff member)
4. **Name Badges** - Quantity: 70 units
5. **Safety Vests for Crossing Guards** - Quantity: 70 units
6. **Caps** - Quantity: 70 units
7. **Rain Jackets** - Quantity: 70 units
8. **Waterproof Pants** - Quantity: 70 units
9. **Footwear (Durable and Weather-appropriate)** -
Quantity: 70 pairs
10. **Winter Jackets (for colder months)** - Quantity: 70 units
11. **Thermal Layers (for colder months)** - Quantity: 140
units (2 per staff member)
12. **Gloves (weather-appropriate)** - Quantity: 70 pairs



Explanation of use:

To ensure the professional appearance and safety of the 60-70 staff members involved in parking operations, traffic direction, and pedestrian safety at Exposition Park, a comprehensive set of uniforms and apparel has been thoughtfully selected. Each staff member is equipped with high-visibility jackets and safety vests, which are crucial for visibility during day and night operations, especially for those directing traffic and guarding pedestrian crossings.

The uniform package includes three shirts and two pairs of pants per staff member, allowing for a clean and professional look throughout their shifts. Name badges are also provided to enhance accountability and professionalism, making staff easily identifiable to visitors and colleagues alike. Caps and weather-appropriate outerwear such as rain jackets and waterproof pants ensure that staff can perform their duties in various weather conditions comfortably.

For colder months, winter jackets and thermal layers are provided to keep staff warm and effective in their roles. Durable, weather-appropriate footwear and gloves are included to offer protection and comfort, ensuring that staff remain focused and efficient.

This uniform setup not only upholds the park's standards for professional appearance but also prioritizes the safety and comfort of the staff, enabling them to perform their duties effectively across different seasons and operational scenarios at Exposition Park.

Communication Equipment

1. **Two-Way Radios** - Quantity: 30 units

2. **Headsets** - Quantity: 20 units
3. **Radio Chargers** - Quantity: 35 units
4. **Signal Boosters** - Quantity: 5 units
5. **Replacement Batteries** - Quantity: 140 units
6. **Portable Mobile Charging Stations** -
Quantity: 30 units



Explanation of use:

To ensure seamless communication and effective coordination among the staff involved in parking operations, traffic direction, and pedestrian safety at Exposition Park, a robust set of communication equipment is essential. The provision of 70 two-way radios allows every team member to stay connected, facilitating immediate responses and coordinated actions across the expansive park area. Accompanying headsets enable hands-free communication, which is crucial during active duty, allowing staff to communicate clearly even in noisy environments.

Radio chargers, with enough units to support half the radios simultaneously, ensure that equipment is always ready for use. Signal boosters are strategically deployed to enhance radio coverage in areas where signals might otherwise be weak, ensuring no part of the park suffers from communication blackouts. Ample replacement batteries are provided, doubling the number of radios, to guarantee that communication is never hindered by power issues. Additionally, portable mobile charging stations offer flexibility, allowing staff to recharge their communication devices on the move, which is particularly useful during large events or emergencies.

This comprehensive communication setup not only improves operational efficiency but also enhances safety and service quality at Exposition Park, ensuring that all staff members can communicate effectively in real time, regardless of their location within the park.

Smart Parking Hardware

1. ParkHub New Generation Prime Units (POS units)
Quantity: 23
2. ParkHub New Generation Printers and Chargers
Quantity: 23
3. SKIDATA Exit and Entrance Gates Quantity: 6
4. SKIDATA Pay on Foot (Yellow Lot) Quantity: 1
5. SKIDATA Pay on Foot Screen Monitor Replacement
Quantity: 3
6. SKIDATA Thermal Header Entry and Exit
Replacements Quantity: 8
7. SKIDATA Thermal Coder Entry Exit Terminmals
Quantity 8



Explanation of use:

For efficient management and operation of parking facilities at Exposition Park, a range of state-of-the-art smart parking hardware has been selected. This includes both point-of-sale systems and gate management solutions designed to streamline parking access and financial transactions.

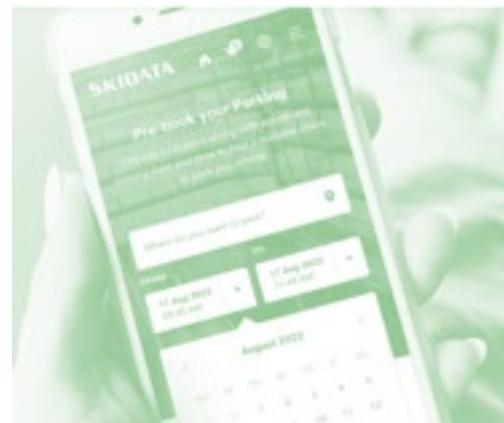
1. **ParkHub New Generation Prime Units (POS units):** These are mobile point-of-sale systems that accept all forms of payments and validate prepaid parking passes. They are PCI compliant and integrated with multiple online event ticket sellers, such as Ticketmaster. The devices allow attendants to scan QR-coded guest tickets and print receipts in approximately 5-7 seconds, streamlining the payment and validation process at entry points.
2. **ParkHub New Generation Printers and Chargers:** Essential for maintaining the functionality of the POS units, these printers provide immediate transaction receipts while the chargers ensure that all devices are powered and ready for use.
3. **SKIDATA Exit and Entrance Gates:** These automated gates control vehicle access, utilizing advanced technology to efficiently manage entry and exit points, thereby reducing congestion and streamlining the flow of traffic into and out of the parking areas.
4. **SKIDATA Pay on Foot (Yellow Lot):** This self-service payment station allows for quick, self-managed parking fee transactions, speeding up the payment process and minimizing the need for staff intervention.
5. **SKIDATA Pay on Foot Screen Monitor Replacement:** Replacement screens for Pay on Foot stations ensure continuous operation and user-friendliness, crucial for maintaining service availability and customer satisfaction.
6. **SKIDATA Thermal Header Entry and Exit Replacements:** These components are vital for printing parking tickets and receipts at entry and exit terminals, supporting a reliable ticketing operation that efficiently handles the volume of park visitors.
7. **SKIDATA Thermal Coder Entry Exit Terminals:** These terminals encode and decode information on parking tickets as vehicles enter and exit, facilitating accurate monitoring of parking durations and ensuring effective lot management.

Smart Parking Software

1. **Smart Parking Software - Parkhub Analytical Dashboard:** Parking Intelligence platform, SaaS Fee, Quantity: 6 users
2. **SKIDATA sweb eTicketing:** Secure e-tickets stored on your guests' mobile phone, SaaS Fee, Quantity: 3 users, Annual SaaS subscription
3. **SKIDATA sweb Analyze:** Provides robust reporting tools for revenue, parker utilization, access card holder activity, and monthly and annual reporting of all

parking income collected on SKIDATA equipment, Quantity: 3 users, Annual SaaS subscription

4. **SWEB Validate:** Operators can validate tickets from any iOS/Android platform manually, SaaS Fee, Quantity: 20 users, Annual SaaS subscription
5. **SKIDATA sweb Control:** The centralized and automated monitoring and control solution to manage all parking sites and third-party devices from anywhere at all times, SaaS Fee, Quantity: 2 users, Annual SaaS subscription
6. **SWEB Mobile Pay:** Pay-on-foot on your phone; scans QR code on ticket and can pay via phone, SaaS Fee, Quantity: 1, Yearly subscription
7. **SKIDATA SaaS Business per Lane Fee:** Quantity: 12 lanes, Annual subscription
8. **Microsoft SQL Licenses - V16:** Microsoft SQL Database licenses needed for SKIDATA, Quantity: 1, Annual SaaS subscription
9. **Microsoft OS Licenses - V16:** Microsoft Windows Operating Systems licenses needed for SKIDATA, Quantity: 1, Annual SaaS subscription
10. **SKIDATA Mobility Suite:** Covers the initial setup of cloud-based services & local software, ongoing antivirus service & maintenance updates, as well as upgrades via automated software maintenance services, SaaS Fee, Quantity: 1, Annual SaaS subscription
11. **SaaS - Protect.Care Anti-Virus:** DAU SKIDATA anti-virus solution, Quantity: 1, Annual SaaS subscription
12. **Monday.com:** Quantity: 12 users, Annual subscription
13. **QR Code Generator:** SaaS Fee, Quantity: 5 users, Annual subscription



Explanation of use:

Smart Parking Software - Parkhub Analytical Dashboard:

- This platform enhances parking management by providing real-time analytics and data visualization tools. It helps in understanding parking usage patterns and optimizing space utilization.

SKIDATA sweb eTicketing:

- This service offers a secure e-ticketing system that stores tickets on guests' mobile phones, streamlining entry processes and reducing physical contact points for events and venues.

SKIDATA sweb Analyze:

- This tool provides comprehensive reporting features for revenue management, utilization of parker spaces, and activity tracking of access card holders. It assists in detailed financial and operational reporting.

SWEB Validate:

- Allows operators to validate parking tickets using any iOS or Android device manually. This flexibility enhances the efficiency of ticket verification processes.

SKIDATA sweb Control:

- A centralized management solution that automates the monitoring and control of parking sites and third-party devices. It ensures that parking operations can be managed remotely and efficiently.

SWEB Mobile Pay:

- Enables payment for parking directly from a smartphone by scanning a QR code on the parking ticket. This facilitates a seamless and contactless payment experience.

SKIDATA SaaS Business per Lane Fee:

- Covers software services provided by SKIDATA for each parking lane, enhancing lane management through advanced technological solutions.

Microsoft SQL Licenses - V16:

- These licenses are necessary for running Microsoft SQL databases that support SKIDATA systems, ensuring robust data management and security.

Microsoft OS Licenses - V16:

- Required for operating Microsoft Windows systems that support SKIDATA software, ensuring compatibility and stability of the operating environment.

SKIDATA Mobility Suite:

- Includes setup of cloud-based services and local software, ongoing antivirus services, and regular maintenance updates, ensuring that the system remains secure and up-to-date.

SaaS - Protect.Care Anti-Virus:

- Provides antivirus solutions specifically for SKIDATA systems to protect against malware and ensure the integrity and security of data.

Monday.com:

- A project management tool that supports team collaboration, tracking of tasks and projects, and automation of workflows to enhance organizational efficiency.

QR Code Generator:

- Offers the ability to generate and manage QR codes used for a variety of applications, including marketing, access control, and information sharing.

ZenDesk:

- A customer service platform that improves customer relations through effective communication tools, ticketing systems, and support solutions.

Attachments

- Attachment 1 – Required Attachment Checklist
- Attachment 2 – Certificate of Insurance
- Attachment 3 – Certification Sheet
- Attachment 4 – Proposer References Form
- Attachment 5 – Payee Data Record (STD 204)
- Attachment 6 – Contractor's Certification Clauses (CCC)
- Attachment 7 – Darfur Contracting Act Certification Sheet
- Attachment 8 – Iran Contracting Act Form
- Attachment 9 – Bidder Declaration (GSPP-05-105)
- Attachment 10 – Civil Rights Form
- Attachment 11 – Parking Inventory Summary
- Attachment 12 – Narrative/Technical Proposal of Services
- Attachment 13 – Cost Proposal
- Attachment 14 – Equipment and Resources: Included in narrative as form could not accommodate volume of information
- Attachment 15 – Small Business (SB) or Microbusiness (MB) Certification
- Attachment 16 – N/A
- Attachment 17 – GAI Reporting & Fact Sheet (DGS STD 1000)
- Attachment 18 – Traffic Management Map
- Attachment 19 – Letters of Reference
- Attachment 20 – Certificate of Status

Affirmations

Everpark, Inc. acknowledges and affirms in their entirety:

- 2025_RFP_Parking_Services_-_OLS_Approved
- 200921+Exposition+Park+Master+Plan+Revised

Attachment 1

REQUIRED ATTACHMENT CHECKLIST

Complete this checklist to confirm the items in your bid. Place a check mark or "X" next to each item that you are submitting to the State. This checklist should be returned with your bid package also. Completion of this checklist does not preclude the State from confirming your bid's compliance with all RFP requirements. *Please continue to check <https://caleprocure.ca.gov> for contract information and additional addendums.

Completed by Proposer		Confirmed by OEPM
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 1: Required Attachment Checklist	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 2: Certificate of Insurance	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 3: Certification Sheet	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 4: Proposer References Form	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 5: Payee Data Record (STD 204)	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 6: Contractor's Certification Clauses (CCC)	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 7: Darfur Contracting Act Certification Sheet	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 8: Iran Contracting Act Form	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 9: Bidder Declaration (GSPP-05-105)	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 10: Civil Right Form	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 11: Parking Inventory Summary	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 12: Narrative/Technical Proposal of Services	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 13: Cost Proposal	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 14: Equipment and Resources	<input type="checkbox"/> Yes <input type="checkbox"/> No

The following two items are additional attachments required for Bidders claiming the Small Business (SB), Microbusiness (MB), or Disabled Veteran Business Enterprise (DVBE) preference explained in Section IV. Preference Programs:

<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 15: Small Business (SB) or Microbusiness (MB) Certification	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 16: Disabled Veteran Business Enterprise Declaration (DGS PD 843)	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/> Yes <input type="checkbox"/> N/A	Attachment 17: Generative Artificial Intelligence (GenAI) Reporting & Fact Sheet (DGS STD 1000)	<input type="checkbox"/> Yes <input type="checkbox"/> No



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 1/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 0C36861 Thousand Oaks-Alliant Insurance Services, Inc. 325 East Hillcrest Dr Ste 250 Thousand Oaks, CA 91360		CONTACT Marla Howard-Seleman NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: mhoward-seleman@alliant.com
		INSURER(S) AFFORDING COVERAGE INSURER A: Gotham Insurance Company 25569
		INSURER B: New York Marine And General Insurance Company 16608
		INSURER C:
		INSURER D:
		INSURER E:
		INSURER F:

COVERS **CERTIFICATE NUMBER:** **REVISION NUMBER:**
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO- <input checked="" type="checkbox"/> LOC OTHER:		X	X	GL2024PKF00003	4/25/2024	4/25/2025	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	1,000,000
							MED EXP (Any one person)	\$	
							PERSONAL & ADV INJURY	\$	1,000,000
							GENERAL AGGREGATE	\$	2,000,000
							PRODUCTS - COMP/OP AGG	\$	1,000,000
							\$		
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		X	X	AU202400018205	4/25/2024	4/25/2025	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$	
							BODILY INJURY (Per accident)	\$	
							PROPERTY DAMAGE (Per accident)	\$	
							\$		
A	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$		X	X	XS2024PKF00003	4/25/2024	4/25/2025	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$	5,000,000
							\$		
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NY) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A		WC202500020966	1/23/2025	1/23/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH- E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	1,000,000 1,000,000 1,000,000
A	Garagekeepers Legal				GL2024PKF00003	4/25/2024	4/25/2025	Limit	1,000,000
A	Liability				GL2024PKF00003	4/25/2024	4/25/2025		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Evidence of Insurance	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Thousand Oaks-Alliant Insurance Services, Inc.	License # 0C36861	NAMED INSURED Everpark, Inc. 3470 Wilshire Blvd #940 Los Angeles, CA 90010
POLICY NUMBER SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1	EFFECTIVE DATE: SEE PAGE 1

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

COMPLETE EXCESS POLICIES INFORMATION

1st Layer / Primary Excess Gotham Ins. Co. Policy #: XS2024PKF00003
Effective 04/25/24 to 04/25/25
Limit Per Occurrence \$5,000,000
Aggregate \$5,000,000

2nd Layer Excess Starstone Specialty Ins. Co. Policy #: 77624K243ALI
Effective 04/25/24 to 04/25/25
Limit Per Occurrence \$5,000,000
Aggregate \$5,000,000

**Total Excess Limits All 2 policies is \$10,000,000 Per Occurrence
\$10,000,000 Aggregate**

Attachment 3

Certification Sheet

This Proposal/Proposer Certification Sheet must be signed and returned along with all the "required attachments" as an entire package.

- A. Our all-inclusive proposal is detailed in Attachment 13, Cost Proposal.
- B. All required attachments are included with this certification sheet.
- C. The signature affixed hereon and dated certifies compliance with all the requirements of this proposal document. The signature below authorizes the verification of this certification.
- D. AN UNSIGNED PROPOSAL/PROPOSER CERTIFICATION SHEET MAY BE CAUSE FOR REJECTION

1. Company Name	2. Telephone Number ()	2a. Fax Number ()
3. Address		
Indicate your organization type: 4. <input type="checkbox"/> Sole Proprietorship 5. <input type="checkbox"/> Partnership 6. <input type="checkbox"/> Corporation		
Indicate the applicable employee and/or corporation number: 7. Federal Employee ID No. (FEIN) 8. California Corporation No.		
9. Indicate applicable license and/or certification information:		
10. Proposer's Name (Print)	11. Title	
12. Signature	13. Date	
14. Are you certified with the Department of General Services, Office of Small Business Certification and Resources (OSBCR) as: a. California Small Business b. Disabled Veteran Business Enterprise Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>		
If yes, enter certification number:	If yes, enter your service code below: 	
NOTE: A copy of your Certification is required to be included if either of the above items is checked "Yes". Date application was submitted to OSBCR, if an application is pending:		

See Completion Instructions for Bid/Bidder Certification Sheet on the following page.

Attachment 4

Proposer References Form

Submission of this form is **mandatory**. Failure to complete and return this attachment with your proposal may cause your proposal to be rejected and deemed non-responsive.

Complete the references sections below listing information for four (4) references detailing experience related to parking management services. Two (2) of the four (4) references must be current within the last five (5) years. All references need to be completed by the contractor/proposer, not work completed by subcontractors. Please make sure that your listed references are available and willing to complete the evaluation form on the dates noted below.

The information below will apply to formulate the total score needed in Step 2. A Proposer Evaluation form with your references form will be emailed to your references on Wednesday, March 5, 2025. References will have until 5:00pm on Monday, March 10, 2025 to return the completed Proposer Evaluation back to the email address noted on the Proposer Evaluation form. By furnishing the references, the Proposer authorizes the OEPM to contact the named company, person or entity and ask that they complete a scored Proposer Evaluation.

IMPORTANT: Once proposers confirm their designated references (receive approval from their contact to list their company as a reference), they do not contact the reference to review the Proposer Evaluation form or to influence their scores after the evaluation forms have been sent out. If this should occur, the proposal will be automatically disqualified.

The scored Proposer Evaluation will be based on a series of questions and point scale from 1 to 5. The value of each rating is .20 points, each question has a maximum value of 1 point and each Proposer Evaluation has a maximum of 5 points. Proposer Evaluation forms received after 5:00pm on Monday, March 10, 2025 will not be eligible to receive points.

REFERENCE 1

Name of Company:

Street Address:

City:	State:	Zip Code:
-------	--------	-----------

Contact Person:	Telephone Number:
-----------------	-------------------

Company Email:

Dates of Service:	Value or Cost of Service:
-------------------	---------------------------

Provide Summary of Services

Name of Company:

REFERENCE 2

Street Address:

City:	State:	Zip Code:
-------	--------	-----------

Contact Person:	Telephone Number:
-----------------	-------------------

Company Email:

Dates of Service:	Value or Cost of Service:
-------------------	---------------------------

Provide Summary of Services

Name of Company:

REFERENCE 3

Street Address:

City:	State:	Zip Code:
-------	--------	-----------

Contact Person:	Telephone Number:
-----------------	-------------------

Company Email:

Dates of Service:	Value or Cost of Service:
-------------------	---------------------------

Provide Summary of Services

Name of Company:

REFERENCE 4

Street Address:

City:	State:	Zip Code:
-------	--------	-----------

Contact Person:	Telephone Number:
-----------------	-------------------

Company Email:

Dates of Service:	Value or Cost of Service:
-------------------	---------------------------

Provide Summary of Services

STATE OF CALIFORNIA - DEPARTMENT OF FINANCE

PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)

STD 204 (Rev. 03/2021)

Section 1 – Payee Information

NAME (This is required. Do not leave this line blank. Must match the payee's federal tax return)

Everpark Inc.

BUSINESS NAME, DBA NAME or DISREGARDED SINGLE MEMBER LLC NAME (If different from above)

MAILING ADDRESS (number, street, apt. or suite no.) (See instructions on Page 2)

3470 Wilshire Blvd Suite 940

CITY, STATE, ZIP CODE
Los Angeles CA 90010E-MAIL ADDRESS
ownership@everpark.com

Section 2 – Entity Type

Check one (1) box only that matches the entity type of the Payee listed in Section 1 above. (See instructions on page 2)

SOLE PROPRIETOR / INDIVIDUAL
 SINGLE MEMBER LLC Disregarded Entity owned by an individual
 PARTNERSHIP
 ESTATE OR TRUST

CORPORATION (see instructions on page 2)
 MEDICAL (e.g., dentistry, chiropractic, etc.)
 LEGAL (e.g., attorney services)
 EXEMPT (e.g., nonprofit)
 ALL OTHERS

Section 3 – Tax Identification Number

Enter your Tax Identification Number (TIN) in the appropriate box. The TIN must match the name given in Section 1 of this form. Do not provide more than one (1) TIN. The TIN is a 9-digit number. Note: Payment will not be processed without a TIN.

Social Security Number (SSN) or Individual Tax Identification Number (ITIN)

OR

Federal Employer Identification Number (FEIN)

8 3 0 4 7 6 5 6 8

Section 4 – Payee Residency Status (See instructions)

 CALIFORNIA RESIDENT – Qualified to do business in California or maintains a permanent place of business in California. CALIFORNIA NONRESIDENT – Payments to nonresidents for services may be subject to state income tax withholding.

No services performed in California
 Copy of Franchise Tax Board waiver of state withholding is attached.

Section 5 – Certification

I hereby certify under penalty of perjury that the information provided on this document is true and correct.
 Should my residency status change, I will promptly notify the state agency below.

NAME OF AUTHORIZED PAYEE REPRESENTATIVE
Surafel AsmamawTITLE
Chief Operation OfficerE-MAIL ADDRESS
Surafel@everpark.comSIGNATURE
DATE
02/22/25TELEPHONE (include area code)
310-923-3573

Section 6 – Paying State Agency

Please return completed form to:

STATE AGENCY/DEPARTMENT OFFICE

UNIT/SECTION

MAILING ADDRESS

FAX

TELEPHONE (include area code)

CITY

STATE

ZIP CODE

E-MAIL ADDRESS

PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)

STD 204 (Rev. 03/2021)

GENERAL INSTRUCTIONS

Type or print the information on the Payee Data Record, STD 204 form. Sign, date, and return to the state agency/department office address shown in Section 6. Prompt return of this fully completed form will prevent delays when processing payments.

Information provided in this form will be used by California state agencies/departments to prepare Information Returns (Form 1099).
NOTE: Completion of this form is optional for Government entities, i.e. federal, state, local, and special districts.

A completed Payee Data Record, STD 204 form, is required for all payees (non-governmental entities or individuals) entering into a transaction that may lead to a payment from the state. Each state agency requires a completed, signed, and dated STD 204 on file; therefore, it is possible for you to receive this form from multiple state agencies with which you do business.

Payees who do not wish to complete the STD 204 may elect not to do business with the state. If the payee does not complete the STD 204 and the required payee data is not otherwise provided, payment may be reduced for federal and state backup withholding. Amounts reported on Information Returns (Form 1099) are in accordance with the Internal Revenue Code (IRC) and the California Revenue and Taxation Code (R&TC).

Section 1 – Payee Information

Name – Enter the name that appears on the payee's federal tax return. The name provided shall be the tax liable party and is subject to IRS TIN matching (when applicable).

- Sole Proprietor/Individual/Revocable Trusts – enter the name shown on your federal tax return.
- Single Member Limited Liability Companies (LLCs) that is disregarded as an entity separate from its owner for federal tax purposes - enter the name of the individual or business entity that is tax liable for the business in section 1. Enter the DBA, LLC name, trade, or fictitious name under Business Name.
- Note: for the State of California tax purposes, a Single Member LLC is not disregarded from its owner, even if they may be disregarded at the Federal level.
- Partnerships, Estates/Trusts, or Corporations – enter the entity name as shown on the entity's federal tax return. The name provided in Section 1 must match to the TIN provided in section 3. Enter any DBA, trade, or fictitious business names under Business Name.

Business Name – Enter the business name, DBA name, trade or fictitious name, or disregarded LLC name.

Mailing Address – The mailing address is the address where the payee will receive information returns. Use form STD 205, Payee Data Record Supplement to provide a remittance address if different from the mailing address for information returns, or make subsequent changes to the remittance address.

Section 2 – Entity Type

If the Payee in Section 1 is a(n)...	THEN Select the Box for...
Individual • Sole Proprietorship • Grantor (Revocable Living) Trust disregarded for federal tax purposes	Sole Proprietor/Individual
Limited Liability Company (LLC) owned by an individual and is disregarded for federal tax purposes	Single Member LLC-owned by an individual
Partnerships • Limited Liability Partnerships (LLP) • and, LLC treated as a Partnership	Partnerships
Estate • Trust (other than disregarded Grantor Trust)	Estate or Trust
Corporation that is medical in nature (e.g., medical and healthcare services, physician care, nursery care, dentistry, etc.) • LLC that is to be taxed like a Corporation and is medical in nature	Corporation-Medical
Corporation that is legal in nature (e.g., services of attorneys, arbitrators, notary publics involving legal or law related matters, etc.) • LLC that is to be taxed like a Corporation and is legal in nature	Corporation-Legal
Corporation that qualifies for an Exempt status, including 501(c) 3 and domestic non-profit corporations.	Corporation-Exempt
Corporation that does not meet the qualifications of any of the other corporation types listed above • LLC that is to be taxed as a Corporation and does not meet any of the other corporation types listed above	Corporation-All Other

Section 3 – Tax Identification Number

The State of California requires that all parties entering into business transactions that may lead to payment(s) from the state provide their Taxpayer Identification Number (TIN). The TIN is required by R&TC sections 18646 and 18681 to facilitate tax compliance enforcement activities and preparation of Form 1099 and other information returns as required by the IRC section 6109(a) and R&TC section 18662 and its regulations.

Section 4 – Payee Residency Status**Are you a California resident or nonresident?**

- A corporation will be defined as a "resident" if it has a permanent place of business in California or is qualified through the Secretary of State to do business in California.
- A partnership is considered a resident partnership if it has a permanent place of business in California.
- An estate is a resident if the decedent was a California resident at time of death.
- A trust is a resident if at least one trustee is a California resident.
 - For individuals and sole proprietors, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose that will extend over a long or indefinite period will be considered a resident. However, an individual who comes to perform a particular contract of short duration will be considered a nonresident.

For information on Nonresident Withholding, contact the Franchise Tax Board at the numbers listed below:

Withholding Services and Compliance Section: 1-888-792-4900

E-mail address: wscc.gen@ftb.ca.gov

For hearing impaired with TDD, call: 1-800-822-6268

Website: www.ftb.ca.gov

Section 5 – Certification

Provide the name, title, email address, signature, and telephone number of individual completing this form and date completed. In the event that a SSN or ITIN is provided, the individual identified as the tax liable party must certify the form. Note: the signee may differ from the tax liable party in this situation if the signee can provide a power of attorney documented for the individual.

Section 6 – Paying State Agency

This section must be completed by the state agency/department requesting the STD 204.

Privacy Statement

Section 7(b) of the Privacy Act of 1974 (Public Law 93-579) requires that any federal, state, or local governmental agency, which requests an individual to disclose their social security account number, shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it. It is mandatory to furnish the information requested. Federal law requires that payment for which the requested information is not provided is subject to federal backup withholding and state law imposes noncompliance penalties of up to \$20,000. You have the right to access records containing your personal information, such as your SSN. To exercise that right, please contact the business services unit or the accounts payable unit of the state agency(ies) with which you transact that business.

All questions should be referred to the requesting state agency listed on the bottom front of this form.

Contractor Certification Clauses

CCC 04/2017

CERTIFICATION

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that I am duly authorized to legally bind the prospective Contractor to the clause(s) listed below. This certification is made under the laws of the State of California.

Contractor/Bidder Firm Name (Printed)	Federal ID Number
---------------------------------------	-------------------

By (Authorized Signature)

Printed Name and Title of Person Signing

Date Executed	Executed in the County of
---------------	---------------------------

CONTRACTOR CERTIFICATION CLAUSES

1. **STATEMENT OF COMPLIANCE**: Contractor has, unless exempted, complied with the nondiscrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102) (Not applicable to public entities.)
2. **DRUG-FREE WORKPLACE REQUIREMENTS**: Contractor will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
 - a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
 - b. Establish a Drug-Free Awareness Program to inform employees about:
 - 1) the dangers of drug abuse in the workplace;
 - 2) the person's or organization's policy of maintaining a drug-free workplace;
 - 3) any available counseling, rehabilitation and employee assistance programs; and,
 - 4) penalties that may be imposed upon employees for drug abuse violations.
 - c. Every employee who works on the proposed Agreement will:
 - 1) receive a copy of the company's drug-free workplace policy statement; and,

2) agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Contractor may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Contractor has made false certification, or violated the certification by failing to carry out the requirements as noted above. (Gov. Code §8350 et seq.)

3. NATIONAL LABOR RELATIONS BOARD CERTIFICATION: Contractor certifies that no more than one (1) final unappealable finding of contempt of court by a Federal court has been issued against Contractor within the immediately preceding two-year period because of Contractor's failure to comply with an order of a Federal court, which orders Contractor to comply with an order of the National Labor Relations Board. (Pub. Contract Code §10296) (Not applicable to public entities.)

4. CONTRACTS FOR LEGAL SERVICES \$50,000 OR MORE- PRO BONO

REQUIREMENT: Contractor hereby certifies that Contractor will comply with the requirements of Section 6072 of the Business and Professions Code, effective January 1, 2003.

Contractor agrees to make a good faith effort to provide a minimum number of hours of pro bono legal services during each year of the contract equal to the lesser of 30 multiplied by the number of full time attorneys in the firm's offices in the State, with the number of hours prorated on an actual day basis for any contract period of less than a full year or 10% of its contract with the State.

Failure to make a good faith effort may be cause for non-renewal of a state contract for legal services, and may be taken into account when determining the award of future contracts with the State for legal services.

5. EXPATRIATE CORPORATIONS: Contractor hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

6. SWEATFREE CODE OF CONDUCT:

a. All Contractors contracting for the procurement or laundering of apparel, garments or corresponding accessories, or the procurement of equipment, materials, or supplies, other than procurement related to a public works contract, declare under penalty of perjury that no apparel, garments or corresponding accessories, equipment, materials, or supplies furnished to the state pursuant to the contract have been laundered or produced in whole or in part by sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor, or with the benefit of sweatshop labor, forced labor, convict labor, indentured labor under penal sanction, abusive forms of child labor or exploitation of children in sweatshop labor. The contractor further declares under penalty of perjury that they adhere to the Sweatfree Code of Conduct as set forth on the California Department of Industrial Relations website located at www.dir.ca.gov, and Public Contract Code Section 6108.

b. The contractor agrees to cooperate fully in providing reasonable access to the contractor's records, documents, agents or employees, or premises if reasonably

required by authorized officials of the contracting agency, the Department of Industrial Relations, or the Department of Justice to determine the contractor's compliance with the requirements under paragraph (a).

7. **DOMESTIC PARTNERS**: For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.3.

8. **GENDER IDENTITY**: For contracts of \$100,000 or more, Contractor certifies that Contractor is in compliance with Public Contract Code section 10295.35.

DOING BUSINESS WITH THE STATE OF CALIFORNIA

The following laws apply to persons or entities doing business with the State of California.

1. **CONFLICT OF INTEREST**: Contractor needs to be aware of the following provisions regarding current or former state employees. If Contractor has any questions on the status of any person rendering services or involved with the Agreement, the awarding agency must be contacted immediately for clarification.

Current State Employees (Pub. Contract Code §10410):

- 1). No officer or employee shall engage in any employment, activity or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.
- 2). No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (Pub. Contract Code §10411):

- 1). For the two-year period from the date he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.
- 2). For the twelve-month period from the date he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

If Contractor violates any provisions of above paragraphs, such action by Contractor shall render this Agreement void. (Pub. Contract Code §10420)

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Pub. Contract Code §10430 (e))

2. **LABOR CODE/WORKERS' COMPENSATION**: Contractor needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and

Contractor affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code Section 3700)

3. AMERICANS WITH DISABILITIES ACT: Contractor assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 et seq.)

4. CONTRACTOR NAME CHANGE: An amendment is required to change the Contractor's name as listed on this Agreement. Upon receipt of legal documentation of the name change the State will process the amendment. Payment of invoices presented with a new name cannot be paid prior to approval of said amendment.

5. CORPORATE QUALIFICATIONS TO DO BUSINESS IN CALIFORNIA:

a. When agreements are to be performed in the state by corporations, the contracting agencies will be verifying that the contractor is currently qualified to do business in California in order to ensure that all obligations due to the state are fulfilled.

b. "Doing business" is defined in R&TC Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit. Although there are some statutory exceptions to taxation, rarely will a corporate contractor performing within the state not be subject to the franchise tax.

c. Both domestic and foreign corporations (those incorporated outside of California) must be in good standing in order to be qualified to do business in California. Agencies will determine whether a corporation is in good standing by calling the Office of the Secretary of State.

6. RESOLUTION: A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

7. AIR OR WATER POLLUTION VIOLATION: Under the State laws, the Contractor shall not be: (1) in violation of any order or resolution not subject to review promulgated by the State Air Resources Board or an air pollution control district; (2) subject to cease and desist order not subject to review issued pursuant to Section 13301 of the Water Code for violation of waste discharge requirements or discharge prohibitions; or (3) finally determined to be in violation of provisions of federal law relating to air or water pollution.

8. PAYEE DATA RECORD FORM STD. 204: This form must be completed by all contractors that are not another state agency or other governmental entity.

Public Contract Code Sections 10475 -10481 applies to any company that currently or within the previous three years has had business activities or other operations outside of the United States. For such a company to bid on or submit a proposal for a State of California contract, the company must certify that it is either a) not a scrutinized company; or b) a scrutinized company that has been granted permission by the Department of General Services to submit a proposal.

If your company has not, within the previous three years, had any business activities or other operations outside of the United States, you do not need to complete this form.

OPTION #1 - CERTIFICATION

If your company, within the previous three years, has had business activities or other operations outside of the United States, in order to be eligible to submit a bid or proposal, please insert your company name and Federal ID Number and complete the certification below.

I, the official named below, CERTIFY UNDER PENALTY OF PERJURY that a) the prospective proposer/bidder named below is not a scrutinized company per Public Contract Code 10476; and b) I am duly authorized to legally bind the prospective proposer/bidder named below. This certification is made under the laws of the State of California.

Company/Vendor Name (Printed)	Federal ID Number
EVERPARK, INC	83-0476568
By (Authorized Signature)	Date
	2/28/25
Printed Name and Title of Person Signing	
Surafel Asmamaw Chief Operation Officer	

OPTION #2 – WRITTEN PERMISSION FROM DGS

Pursuant to Public Contract Code Section 10477(b), the Director of the Department of General Services may permit a scrutinized company, on a case-by-case basis, to bid on or submit a proposal for a contract with a state agency for goods or services, if it is in the best interests of the state. If you are a scrutinized company that has obtained written permission from the DGS to submit a bid or proposal, complete the information below.

We are a scrutinized company as defined in Public Contract Code section 10476, but we have received written permission from the Department of General Services to submit a bid or proposal pursuant to Public Contract Code section 10477(b). A copy of the written permission from DGS is included with our bid or proposal.

<i>Company/Vendor Name (Printed)</i>	<i>Federal ID Number</i>
<i>By (Authorized Signature)</i> 	<i>Date</i>
<i>Printed Name and Title of Person Signing</i>	

IRAN CONTRACTING ACT VERIFICATION FORM
(Public Contract Code sections 2202-2208)

Prior to bidding on, submitting a proposal or executing a contract or renewal for a State of California contract for goods or services of \$1,000,000 or more, a vendor must either: a) certify it is not on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code section 2203(b) and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code section 2203(c) or (d). The DGS list of entities prohibited from contracting with public entities in California per the Iranian Contracting Act, 2010, can be found at:

[Department of General Services Procurement Division Iran Contracting Act List](#)

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete one of the options below. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. (Public Contract Code section 2205.)

OPTION #1 - CERTIFICATION

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is not on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

<i>Vendor Name/Financial Institution (Printed)</i>	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i>	
<i>Date Executed</i>	<i>Executed in</i>

OPTION #2 – EXEMPTION

Pursuant to Public Contract Code sections 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

<i>Vendor Name/Financial Institution (Printed)</i>	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i>	<i>Date Executed</i>

BIDDER DECLARATION

1. Prime bidder information (Review attached Bidder Declaration Instructions prior to completion of this form):

a. Identify current California certification(s) (MB, SB, NVSA, DVBE): MB & SB or None (If "None", go to Item #2)

b. Will subcontractors be used for this contract? Yes No (If yes, indicate the distinct element of work your firm will perform in this contract e.g., list the proposed products produced by your firm, state if your firm owns the transportation vehicles that will deliver the products to the State, identify which solicited services your firm will perform, etc.). Use additional sheets, as necessary.

c. If you are a California certified DVBE: (1) Are you a broker or agent? Yes No (2) If the contract includes equipment rental, does your company own at least 51% of the equipment provided in this contract (quantity and value)? Yes No N/A

2. If no subcontractors will be used, skip to certification below. Otherwise, list all subcontractors for this contract. (Attach additional pages if necessary):

Subcontractor Name, Contact Person, Phone Number & Fax Number	Subcontractor Address & Email Address	CA Certification (MB, SB, NVSA, DVBE or None)	Work performed or goods provided for this contract	Corresponding % of bid price	Good Standing?	51% Rental?
					<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>
					<input type="checkbox"/>	<input type="checkbox"/>

CERTIFICATION: By signing the bid response, I certify under penalty of perjury that the information provided is true and correct.

Page 1 of 1

ATTACHMENT 10

STATE OF CALIFORNIA

CALIFORNIA CIVIL RIGHTS LAWS ATTACHMENT

DGS OLS 04 (Rev. 01/17)

DEPARTMENT OF GENERAL SERVICES

OFFICE OF LEGAL SERVICES

Pursuant to Public Contract Code section 2010, a person that submits a bid or proposal to, or otherwise proposes to enter into or renew a contract with, a state agency with respect to any contract in the amount of \$100,000 or above shall certify, under penalty of perjury, at the time the bid or proposal is submitted or the contract is renewed, all of the following:

1. **CALIFORNIA CIVIL RIGHTS LAWS:** For contracts executed or renewed after January 1, 2017, the contractor certifies compliance with the Unruh Civil Rights Act (Section 51 of the Civil Code) and the Fair Employment and Housing Act (Section 12960 of the Government Code); and
2. **EMPLOYER DISCRIMINATORY POLICIES:** For contracts executed or renewed after January 1, 2017, if a Contractor has an internal policy against a sovereign nation or peoples recognized by the United States government, the Contractor certifies that such policies are not used in violation of the Unruh Civil Rights Act (Section 51 of the Civil Code) or the Fair Employment and Housing Act (Section 12960 of the Government Code).

CERTIFICATION

I, the official named below, certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Proposer/Bidder Firm Name (Printed)	Federal ID Number
-------------------------------------	-------------------

By (Authorized Signature)

Printed Name and Title of Person Signing

Executed in the County of	Executed in the State of
---------------------------	--------------------------

Date Executed

Attachment 11

Parking Inventory Summary

Parking Area	Address -Los Angeles, CA 90037	# of spaces
Blue Parking Structure	3855 South Figueroa Street	2132
Orange Parking Structure	3975 South Bill Robertson Lane	1345
North Parking Underground Structure	No less than:	1035
Pink Lot	801 1/2 Martin Luther King Boulevard	211
Yellow Lot	801 1/2 Martin Luther King Boulevard	201
Green Lot	3939 South Figueroa Street	953
EXPO Center	(LA City Recreation and Parks owned)	162
South Lawn		400
Exposition Park Drive		100
State Drive		100
Soboroff Playfield		350
Expo Lawns East and West		150
Total		7139

Please note that the South Lawn, Expo Lawns, Soboroff Playfield, Exposition Park Drive and State Drive are not normally parked.

Attachment 12 – Narrative/Technical Proposal of Services

Pages 1-168 of the document preceding the attachments

Attachment 13 – Cost Proposal

Delivered under separate cover

Attachment 14 – Equipment and Resources: Included in narrative as form could not accommodate volume of information Delivered under separate cover. See pages 158-168.

Attachment 15

Small Business (SB) or Microbusiness (MB) Certification

If the Bidder is claiming the 5% certified Small Business or micro business preference, or is committing to subcontract 25% or more of their net bid price to one or more Certified Small Businesses or microbusinesses, complete Attachment 8, Bidder Declaration GSPD-05-105) and attach a copy of the certification (Attachment 12). The following is a sample certification.

9/14/23, 7:38 PM

Supplier Profile

Printed on: 9/14/2023 7:38:06 PM

To verify most current certification status go to: <https://www.caeprocure.ca.gov>



Office of Small Business & DVBE Services

Certification ID: 1755201

Email Address:

info@everpark.com

Legal Business Name:

Business Web Page:

EVER PARK INC

www.everpark.com

Doing Business As (DBA) Name 1:

Business Phone Number:

EVERPARK INC

323 282 5588

Doing Business As (DBA) Name 2:

Business Fax Number:

EVERPARK

323/282-5578

Address:

Business Types:

3470 Wilshire Blvd

Service

Suite 940

LOS ANGELES

CA 90010

Certification Type	Status	From	To
SB(Micro)	Approved	09/14/2023	09/30/2025

Stay informed! KEEP YOUR CERTIFICATION PROFILE UPDATED!

-LOG IN at [Caeprocure.CA.GOV](https://www.caeprocure.ca.gov)

Questions?

Email: OSDSHELP@DGS.CA.GOV

Call OSDS Main Number: 916-375-4940

707 3rd Street, 1-400, West Sacramento, CA 95605

Attachment 16

Does not apply, N/A.



**Department of General Services
Procurement Division**

707 Third Street, Second Floor, West Sacramento, CA 95605
(916) 375-4400 (800) 559-5529

Broadcast Date: February 20, 2025

Bulletin #: P-03-25

**TO: Procurement and Contracting Officers (PCOs)
Purchasing Authority Contacts (PACs)**

**RE: Updated Procurement Guidance Applicable to ALL Purchases (IT & Non-IT)
to Incorporate Generative Artificial Intelligence (GenAI) Requirements**

Purpose	This Broadcast Bulletin (BB) provides updated procurement guidance previously announced in BB P-05-24 to implement items 3a and 3c of Executive Order (EO) N-12-23 signed on September 6, 2023, related to the use of Generative Artificial Intelligence (GenAI).
Policy	<p>The updated policy, procedures, and requirements are effective February 20, 2025, and must be fully implemented on or before March 20, 2025.</p> <p>State Contracting Manual (SCM) Vol. 2 Chapter 23 "Generative Artificial Intelligence (GenAI)" has been updated to incorporate the summary of changes listed below:</p> <ol style="list-style-type: none">1. Section names and number changes due to removal of content.2. List of purchases exempt from GenAI procurement procedures deleted and no longer applicable.3. GenAI Reporting & Factsheet Form (STD 1000) retired and no longer required.4. Updated required solicitation language for disclosure and notification of GenAI.5. The required GenAI contract terms have been incorporated into the state's model contract terms:

New Section 16 – Generative Artificial Intelligence in the [DGS PD 401 Non-IT General Provisions \(NITGP\) Goods \(Rev. 2/20/25\)](#)

New Section 22 – Generative Artificial Intelligence in the [DGS PD 402 IT General Provisions \(ITGP\) Cloud Computing Services \(Rev. 2/20/25\)](#)

New Section 22 – Generative Artificial Intelligence in the [DGS PD 403 IT General Provisions \(ITGP\) Non-Cloud Goods and Services \(Rev. 2/20/25\)](#)

For non-IT service contracts, refer to SCM Vol. 1, Section 7.12 for similar updates.

UPDATE – GenAI Procurement Training

By March 6, 2025, the GenAI procurement training will be updated to incorporate the information contained in this BB.

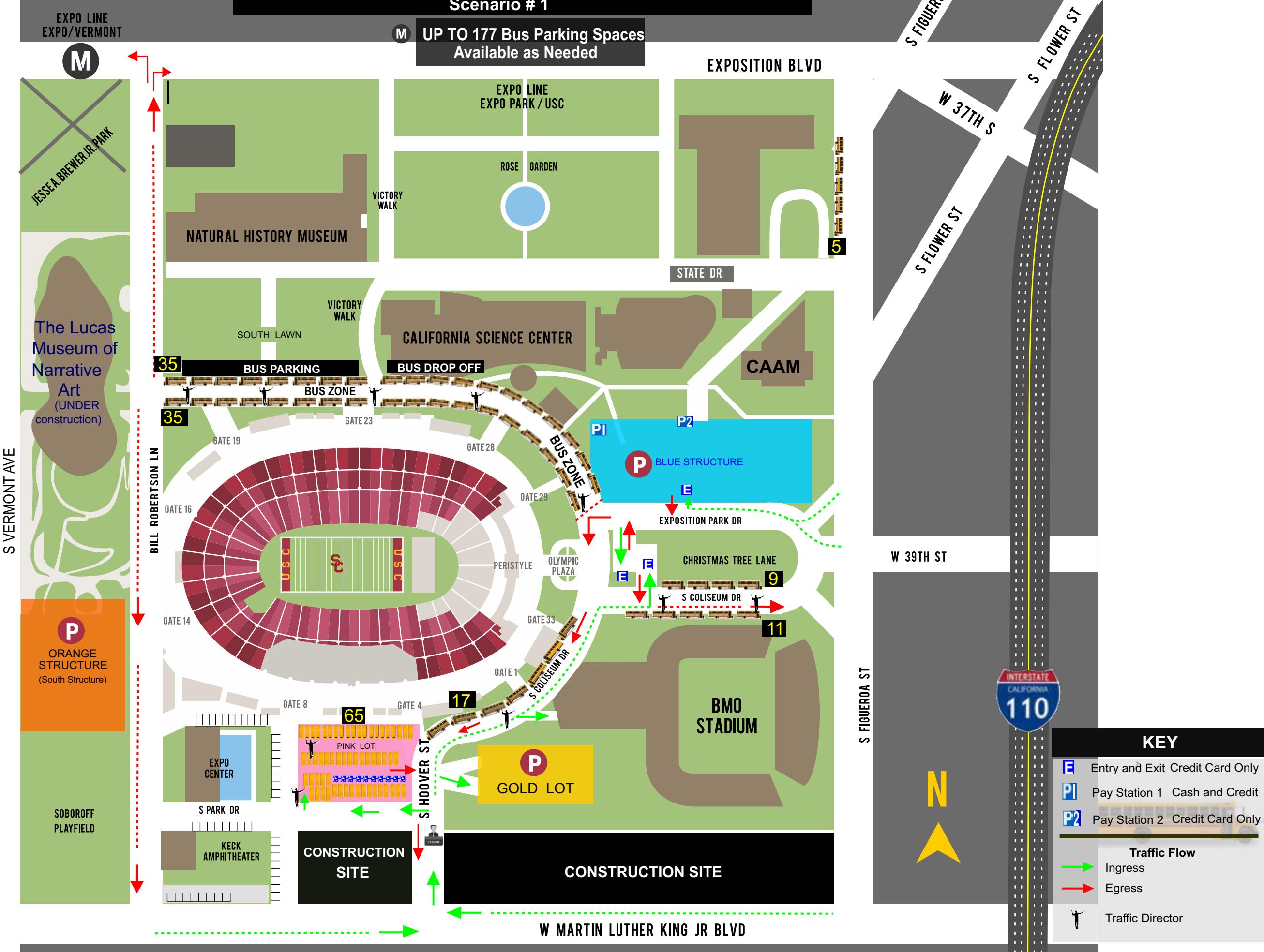
Procedure/ Process	<p>Departments must update and implement internal policy and procedures to carry out the requirements as soon as possible and no later than March 20, 2025.</p> <p>The GenAI procurement training will be available through the DGS California Procurement and Contracting Academy (CalPCA) on March 6, 2025. To register and complete the GenAI procurement training, visit CalPCA Online at DGS CAL PCA.</p>
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Questions	<p>For transactions subject to SCM V1, please contact your assigned DGS-Attorney.</p>
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For transactions subject to SCM V2, please email: ppo@dgs.ca.gov

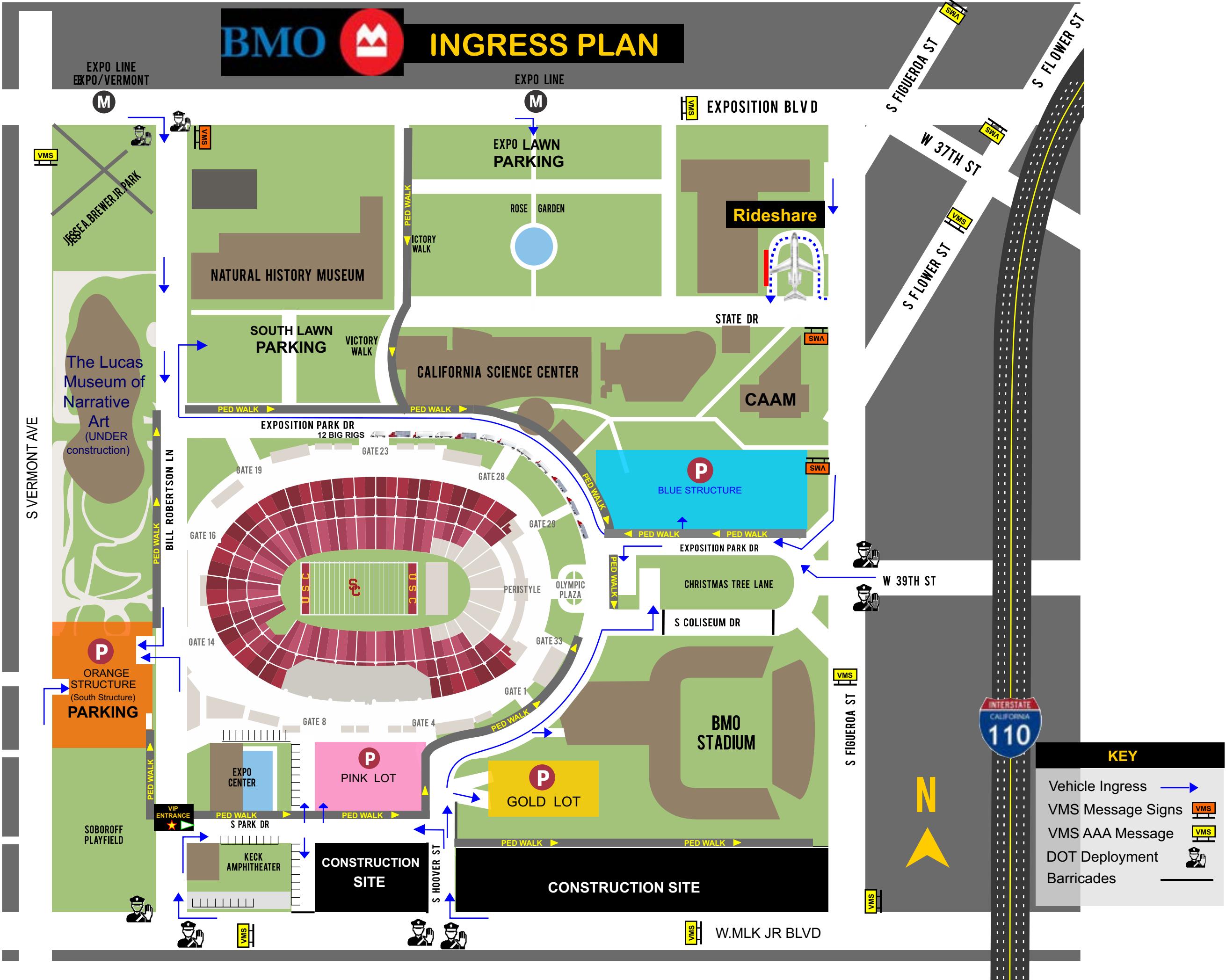
Exposition Park Daily Operation Map

Scenario #1



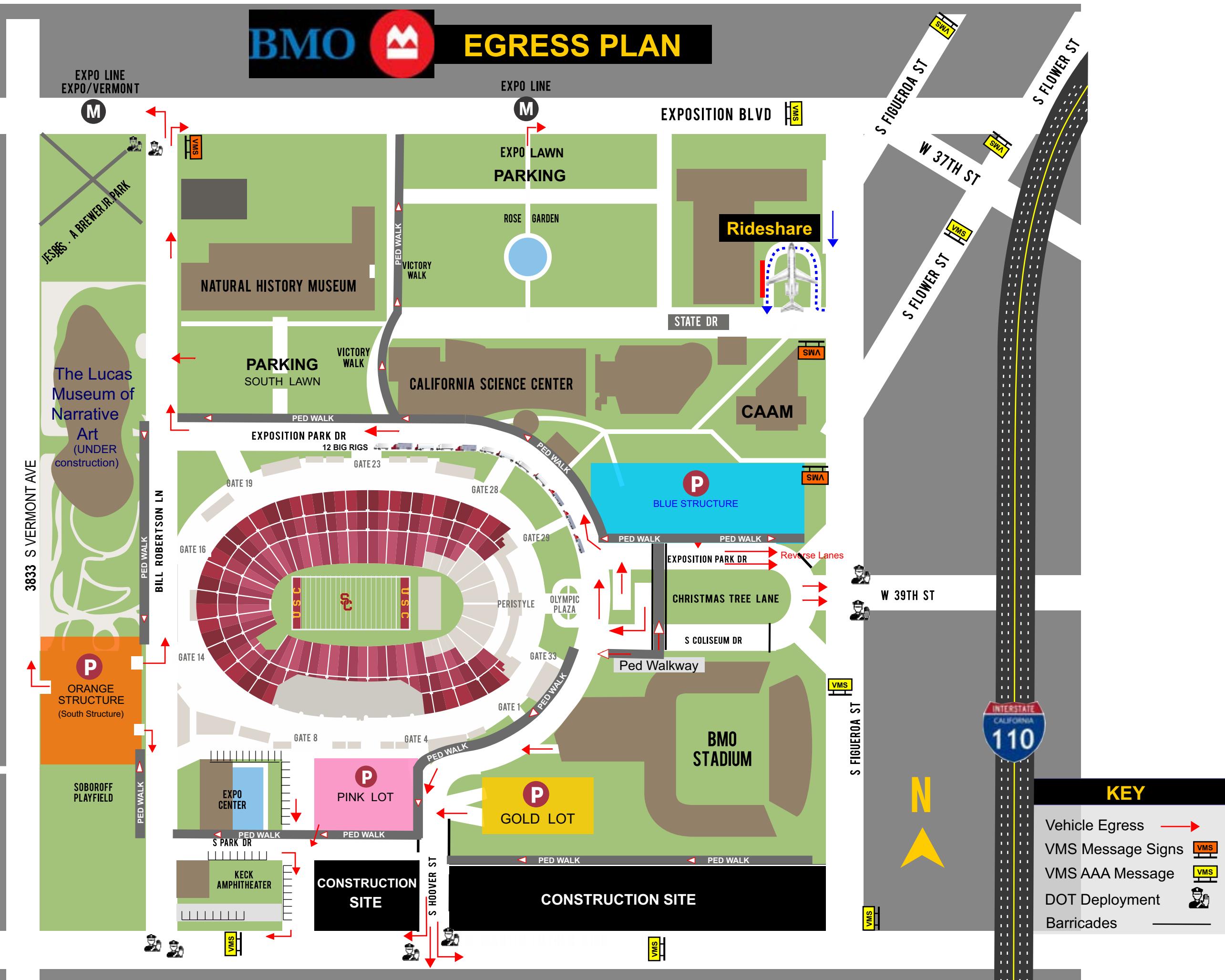


INGRESS PLAN





EGRESS PLAN







EVENT



EVENT

EGRESS PLAN



USC FOOTBALL PARKING OPERATIONS INGRESS PLAN

RIDEShare VERMONT & EXPOSITION

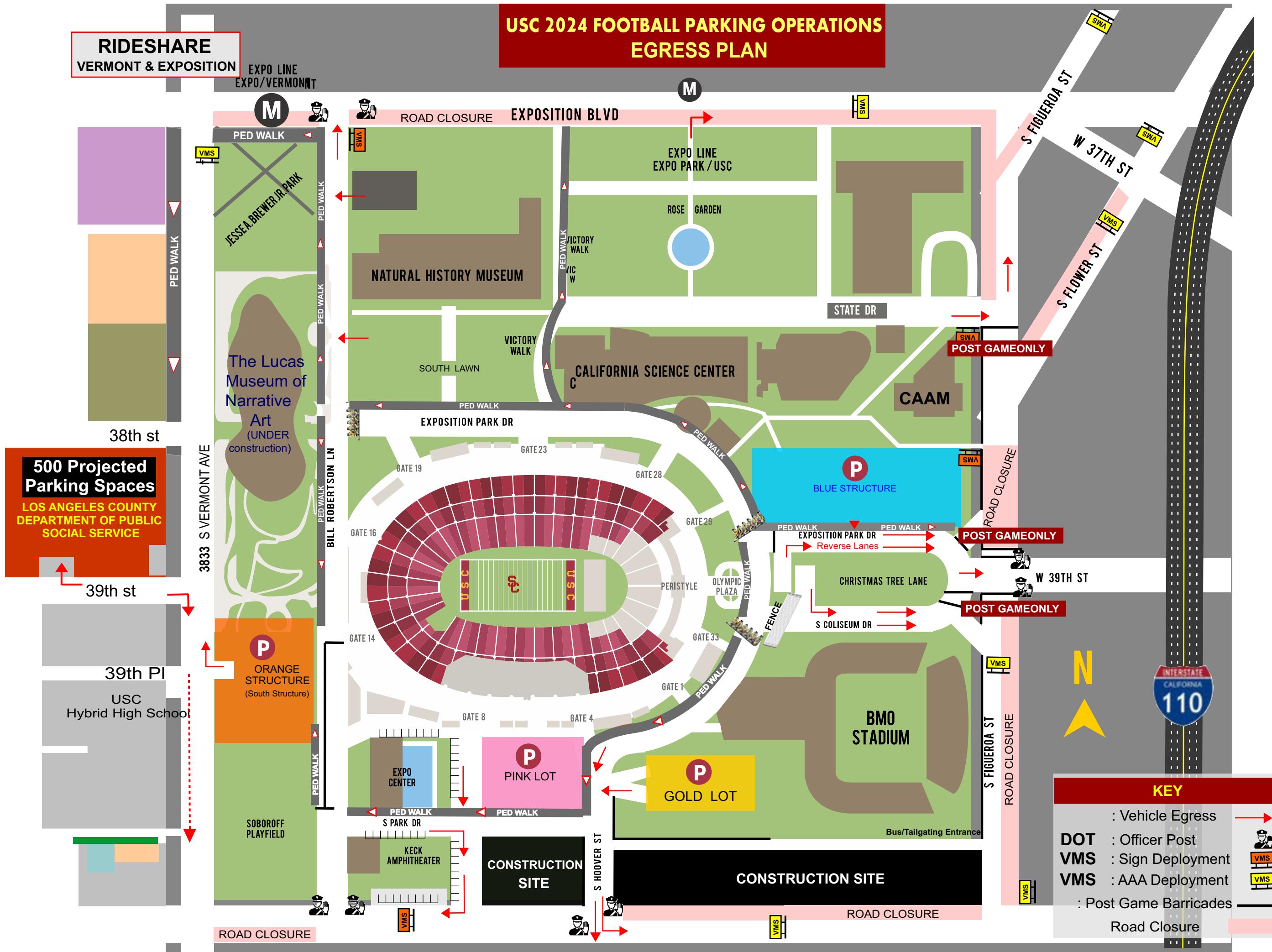


USC 2024 FOOTBALL PARKING OPERATIONS EGRESS PLAN

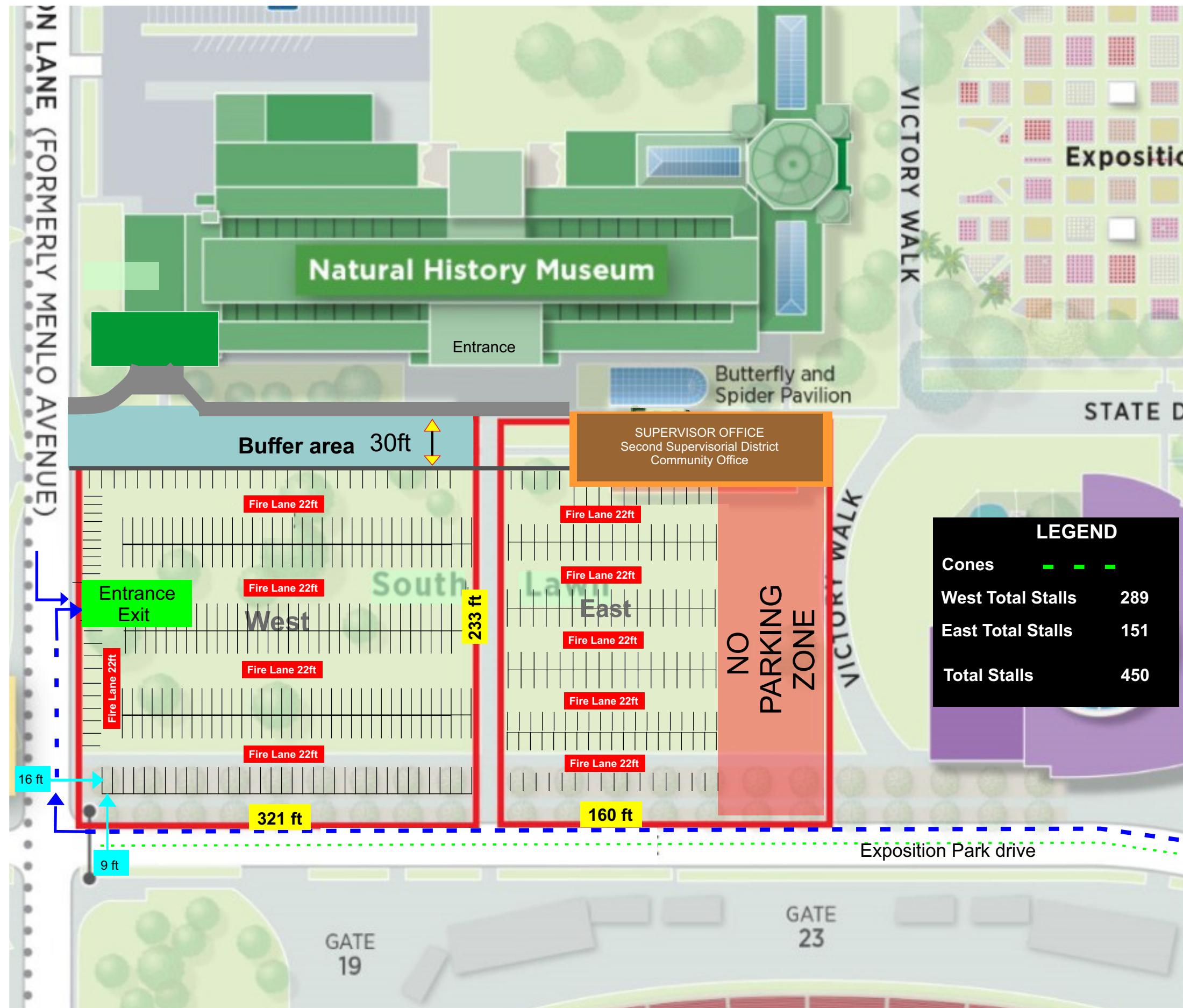
RIDEShare

VERMONT & EXPOSITION

ON EXPO LINE
EXPO/VERMONT

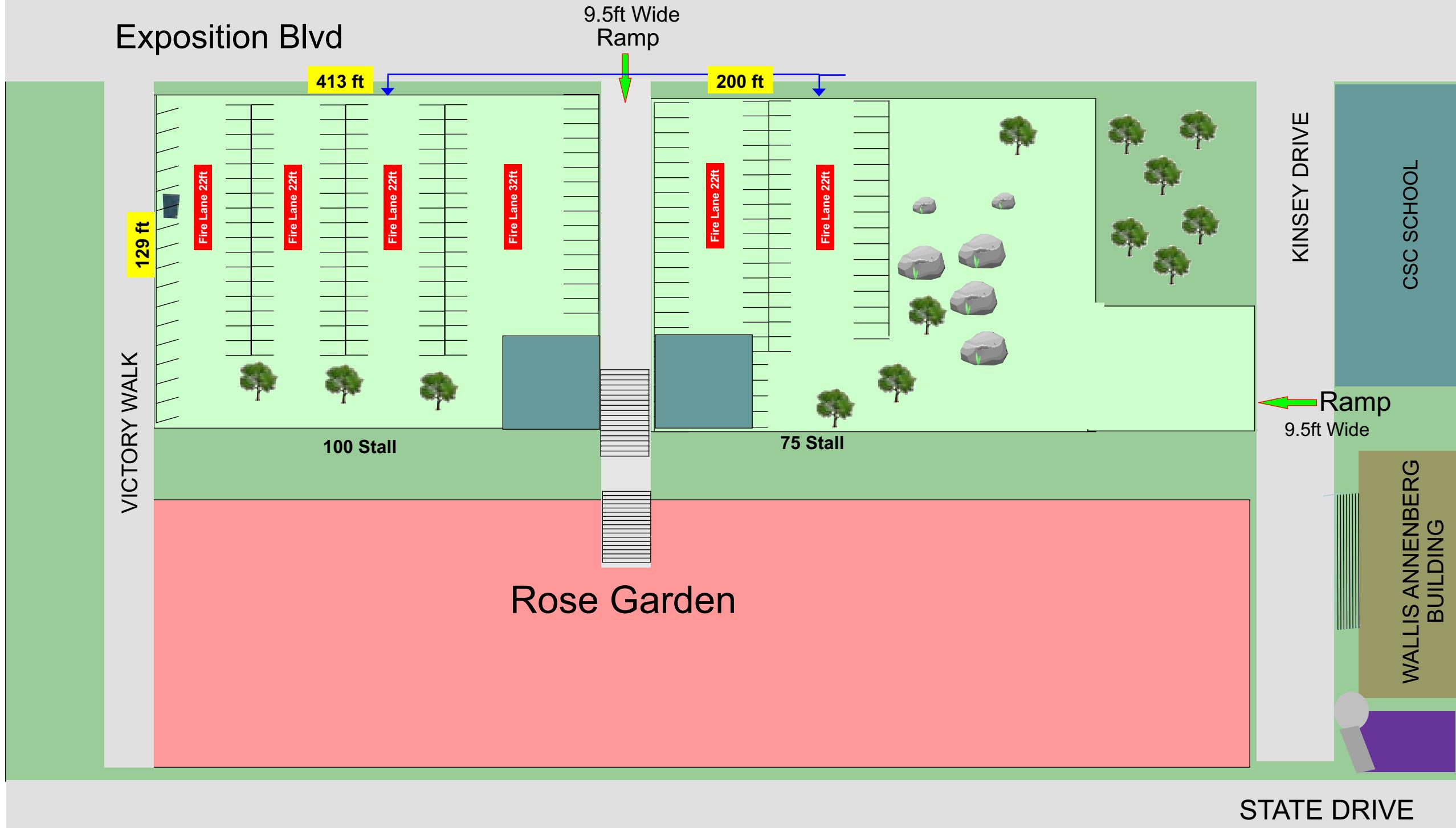


Exposition Park South Lawn



Exposition Park

Expo Lawn Total 175 Stalls



LETTERS OF RECOMMENDATION

EXPOSITION PARK

CALIFORNIA

"The Everpark team has been an incredible asset to the parking operations at Exposition Park. They have brought innovative parking solutions and remarkable customer service to truly transform our parking services. Their ability to integrate traditional parking strategies with state of the art technology solutions is truly impressive. Having worked closely with the Everpark team I can confidently recommend their services."

-Vanessa Esparza
Assistant General Manager
Office of Exposition Park Management
Exposition Park

Vanessa Esparza, Assistant General Manager
Office of Exposition Park Management
700 Exposition Park Drive
Los Angeles, CA 90037
Vanessa.Esparza@expositionpark.ca.gov
www.expositionpark.ca.gov
P – 213.744.2450
F – 213.744.2225





12/11/19

To Whom it may concern,

I would like to write this on behalf of Everpark as a strong letter of recommendation for their services as it relates to Parking, Transportation, and overall logistics of converging the two elements within a sports venue setting. I have had the pleasure of working with Everpark since their inception into Expo Park on 7/1/19 and from that moment, the changes and improvements that Everpark implemented were felt immediately.

We have a very unique setting where our Stadium presides in that we are a venue within a venue in Expo Park, which is a state-run park. With that being said, challenges exist here that are not common in other sporting venues and thus, few opportunities exist to learn best practices from other venues as few compare in complexity. With that environment established, allow me to provide detail as to what Everpark has done in terms of implementation and operational adjustments that have improved our Parking operation for our guests, thus positively impacting the guest experience from the moment they arrive.

Everpark was awarded the contract by Expo Park around June 10th and took over operations on July 1st which left them only 3 weeks to learn a complex setting, hire staff, train them, and get all necessary equipment to run their operation. Our first event after they took over was July 6th. Despite a short window to prepare for this event, Parking & Transportation was successful at our first event, but Everpark was not satisfied. Mr. Surafel Asmamaw (my main point of contact with Everpark) immediately began identifying some additional needs he wanted to implement to change the ingress flow of both vehicles, pedestrians, and technology and established a staffing count that he knew was necessary to do so and got to work immediately.

Over the next four months, improvements were made with each event as learnings were identified, adjusted, and implemented. Two areas with the biggest impact that Everpark brought once they took over operations was the implementation of technology for parking passes and dealing with lists, and the customer service element they stress their staff has with all customers. Technology and digital passes are the way of the future for events, and Everpark is very knowledgeable in this field and has contacts with multiple providers for the creation of digital passes and scanners to validate them, etc. The number of complaints our organization receives per event has gone from a few each match to literally only one the past 5 months altogether. Both improvements have been game changers for us this season.

We could not have asked for a better partner to work with at Banc of California Stadium when it comes to Parking & Transportation. Surafel and his team are dedicated to providing the best service, with increased efficiency and ease of use for customers, and accurate accounting for all entities involved. It is for these reasons that I offer high recommendations for Everpark without reservation to become an integral part of any organization.

If you have any questions regarding this recommendation, please do not hesitate to contact me.

Kind Regards,

TIM MCNEFF

LOS ANGELES FOOTBALL CLUB

O: 213.519.9945 | C: 323.400.8629

tim.mcneff@LAFC.com



February 21, 2025

To Whom It May Concern,

I am pleased to provide this letter of reference on behalf of Everpark, a trusted and highly skilled parking management partner for BMO Stadium and Exposition Park. Their ability to navigate the complexities of large-scale event operations while maintaining efficiency, safety, and guest satisfaction has been instrumental in the success of our events.

BMO Stadium is located within one of the busiest and most logically challenging environments in Los Angeles, sharing space with the Los Angeles Memorial Coliseum, museums, and other major venues. This unique setting requires seamless coordination, proactive planning, and real-time adaptability, all of which Everpark has consistently demonstrated. Their expertise in traffic flow, ingress/egress strategies, and parking logistics ensures that our guests, staff, and VIPs experience smooth arrivals and departures, even during overlapping events.

One of Everpark's most significant contributions has been their implementation of Monday.com, transforming Exposition Park's parking operations from a manual, labor-intensive process into an automated, real-time management system. Their use of technology has improved communication, event coordination, and revenue tracking, allowing our team to make data-driven decisions and streamline parking management at BMO Stadium.

Everpark's dedicated team, innovative approach, and deep knowledge of Exposition Park's operational challenges set them apart as an invaluable partner. Their ability to adapt to the ever-evolving demands of our venue and provide consistent, high-quality service makes them a trusted leader in parking operations.

I highly recommend Everpark and would be happy to serve as a reference should you require further information.

Best regards,

A handwritten signature in black ink, appearing to read 'Brian Thomas'.

Brian Thomas
Senior Director, Event Services
Los Angeles Football Club | BMO Stadium



February 2025

To the Everpark Team,

I am pleased to provide this letter recognizing your exceptional service and expertise in managing the complex and dynamic parking operations at Exposition Park. Everpark has demonstrated an unparalleled understanding of the intricacies of parking, traffic flow, and event planning in one of the busiest and most multifaceted campuses in Los Angeles.

Exposition Park presents an operational challenge unlike any other, as multiple small and large-scale events frequently occur simultaneously, requiring a highly coordinated and adaptive traffic plan. Everpark has consistently demonstrated their ability to provide parking solutions tailored to the specific needs of their clients. The team is highly professional, responsive, and proactive in addressing challenges, ensuring seamless ingress and egress strategies that enhance the overall experience for visitors, and stakeholders - including Exposition Park's cultural and educational entities, law enforcement agencies, venue operators, and event organizers.

Everpark has also modernized Exposition Park's parking management through the implementation of project management software, transitioning from a manual, paper-based system to an automated, technology-driven process. This innovation has significantly improved efficiency, accountability, and real-time reporting, allowing all stakeholders to access critical parking and traffic data with ease.

I clearly find Everpark is committed to maintaining a strong partnership with clients by providing ongoing support, regular performance assessments, and a dedication to continuous improvement. Your ability to adapt and innovate, remain ahead of industry trends, makes Everpark an invaluable asset to any parking management initiative.

Please do not hesitate to contact me if you require any further information regarding my experience working with Everpark.

Best regards,

A handwritten signature in black ink, appearing to read "Kevin Daly".

Kevin Daly
Assistant General Manager
Los Angeles Memorial Coliseum

Federal Realty INVESTMENT TRUST



Dear Mr. Schwartzman:

I understand that you are considering using the services of Everpark at one of your development projects. I think you'll be well served by them.

Everpark began advising Federal Realty several months ago on ways to improve the customer experience of parking at Santana Row, as well as at several other key properties. They have been absolutely critical in introducing us to new technology in this area and at guiding us through on-the-ground considerations. For example, when the Federal team got excited about new gateless payment technologies, Alazar and his team were quick to point out that, despite being one possibility, the technologies nevertheless presented, for now, enforcement issues worth considering. Overall, Alazar and Everpark have listened very carefully to our own goals and offered solutions in accordance with them. I cannot recommend Alazar and Everpark highly enough.

Please feel free to call me at the number below. Abbas Rizvi, our IT expert in the Santana Row office, may also be able helpful. He is at [408-551-4665](tel:408-551-4665).

Regards,
Darren Senger

Darren Senger
Sr. Acquisitions Associate
356 Santana Row, Suite 1005
San Jose, CA 95128
Direct: [408-551-2240](tel:408-551-2240)
Fax: [408-551-4620](tel:408-551-4620)
Mobile: [650-690-2443](tel:650-690-2443)
Email: dsenger@federalrealty.com
www.federalrealty.com

SAUNDERS PROPERTY

C O M P A N Y

4040 MacArthur Blvd., Suite 300
Newport Beach, CA 92660
Tel: (949) 251-0444
Fax: (949) 251-0888

John R. Saunders
President

Dear Rob,

I am writing this letter as a reference and recommendation for Everpark Inc., as a parking operator for your buildings.

I don't know if you are familiar with the building we bought 177 East Colorado Boulevard in Pasadena in 2014. This was the 12 story AT&T building. We have spent \$30 million rehabbing and releasing this building. One of the biggest challenges was converting the 700 space parking structure from an employees-only parking garage with 40 years of neglect into a well-run public parking structure. With the help of Everpark, it is now probably the nicest parking structure in Pasadena.

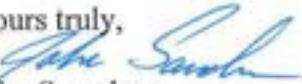
We were considering one of the large parking management companies, but took a chance on Everpark (then called Global Parking Systems) largely on the recommendation of another institutional owner, Crown Realty. It turned out to be one of our the better decisions. Working with Surafel Asmamaw, our account manager, Everpark took an active role in planning \$3 million in parking structure improvements. They entirely handled the bidding and installation coordination for a complete parking automation system, including the new gate system, occupancy sensors, validation system and management software.

Through this project, I came to appreciate how critically important parking operations are to a Class A office building. Everpark helped us land our first new tenant, a wealth management company, by creating a customized concierge parking service for their wealthy clientele. It seemed like the final closing negotiations with every major tenant revolved around parking. Having such a professional parking operation was a big help with leasing. On operations, Surafel was constantly at our facility, often presenting new ideas to two maximize parking income.

Part of our repositioning plan was building a new free-standing dinner house restaurant. To gain entitlements, we needed a shared parking CUP to prove to the City that we had sufficient parking. Surafel and his associates were instrumental in obtaining that entitlement. They also established and are operating the valet service for our tenant, Flemings Restaurant, which was an imperative under the lease.

Please consider this a strong recommendation for Everpark. Feel free to call me, or my operating partner, Jeff Parker, who handled most of the work in Pasadena. Jeff can be reached at 949-307-6767.

Yours truly,


John Saunders

Sanders Property Company



Secretary of State Certificate of Status

I, SHIRLEY N. WEBER, PH.D., California Secretary of State, hereby certify:

Entity Name: EVERPARK, INC
Entity No.: 2913127
Registration Date: 02/21/2007
Entity Type: Stock Corporation - CA - General
Formed In: CALIFORNIA
Status: Active

The above referenced entity is active on the Secretary of State's records and is authorized to exercise all its powers, rights and privileges in California.

This certificate relates to the status of the entity on the Secretary of State's records as of the date of this certificate and does not reflect documents that are pending review or other events that may impact status.

No information is available from this office regarding the financial condition, status of licenses, if any, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate and affix
the Great Seal of the State of California this day of July 03,
2024.

SHIRLEY N. WEBER, PH.D.
Secretary of State

Certificate No.: 225862432

To verify the issuance of this Certificate, use the Certificate No. above with the Secretary of State Certification Verification Search available at bizfileOnline.sos.ca.gov.