

PCT

Narrative:

Commencement of Operations – June 2009

PCI provides parking management services for the premier Class A office campus consisting of three 20 story towers. PCI handles all of the parking related services and maintenance of the 5,000 stall fully automated parking facility. The PARCS equipment now features TIBA pay on foot and pay in lane systems with DSX key card access.

Results:

Upon award, PCI tightened controls, re-evaluated the staffing needs for the project and re-negotiated supporting vendor service contracts resulting in significant improvement in revenues, decreased expenses and greatly improved rents as a result.

Gross receipts improved by 8% over the first 5 month of operation and expanded to 26% year over year. Payroll was immediately reduced by 4% with balanced staffing and OT elimination. Most importantly, base rent paid to our client improved by over 68% year over year and percentage rent by over 18%!

All was accomplished without sacrificing service or facility amenities to our valued client and their tenants.



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