



SP PlusSM
Maintenance

Superior People. Superior Performance.

A service of Standard Parking



"Your parking garage is the most well-maintained I have ever seen. The attention to cleanliness is fantastic. I think you could eat off the garage floor. And painting the curbs black to cut down on repainting to cover tire scuff marks — brilliant!"

GVA Advantis



Polished Performance

In the world of property management, professional and competent maintenance services are critical to bottom-line success.

SP PlusSM Maintenance helps retail centers, office complexes, residential buildings, parking garages and other properties meet their exacting maintenance requirements. As a service line of Standard Parking, one of the country's premier parking management services companies, we know firsthand that superior maintenance helps send a positive message to property tenants and customers. Real estate owners and managers trust SP PlusSM Maintenance to perform all of their critical maintenance tasks.

Where We Shine

SP PlusSM Maintenance offers a complete line of preventative and restorative services to keep commercial and residential properties in tip-top shape. Our trained personnel can quickly identify and address maintenance issues, conduct regular site inspections and prepare proposals covering a wide range of maintenance services:

- > Power sweeping and washing
- > Concrete repairs
- > Asphalt repairs, slurry coating and sealing
- > Parking space restriping
- > Graffiti removal and painting
- > Routine building and post-construction cleanup



Power sweeping and washing

Our power sweepers assist commercial and residential properties with large-scale dry debris removal. We can perform nightly to weekly maintenance that ensures cleanliness and safe conditions for customers. Our power washing service is available for a myriad of surfaces, including walls, sidewalks, driveways and even tennis courts. Our certified technicians are trained to use appropriate chemicals, water volumes and pressures.

Cleanup services

We work with a wide array of clients to develop ongoing cleaning and maintenance programs that keep their assets looking sharp. Business improvement districts call on us to keep curbs and sidewalks clean and provide general area maintenance, including trash-can relining. Low-rise buildings use our housekeeping and interior window-washing services. In the real estate development arena, we provide post-construction cleanup to remove the dirt, dust and debris that construction crews have left behind.



Concrete and asphalt repairs

We develop and implement pavement management plans that include routine inspections and ongoing preventative maintenance and repair protocols. Additional services include installing speed bumps and making curb cuts for ADA-approved ramps. For sidewalks, access ramps, curbs and other concrete surfaces, and asphalt surfaces requiring seal coating or repair, property owners rely on the professional expertise of SP PlusSM Maintenance.

Parking facility maintenance

For clients who own parking facilities, we establish meticulous maintenance standards and implement them through a carefully developed and strictly enforced monitoring system. Our rigorous housekeeping and maintenance standards are incorporated into detailed inspection checklists customized to the specific requirements of each parking facility. Through coordinated planning with parking facility management, SP PlusSM Maintenance can provide power washing and sweeping, interior painting, lane restriping, concrete repairs, and basic housekeeping such as landscaping and lighting maintenance.

Fresh Approach

Staffing and training

Maintaining the desired image of commercial and residential properties begins with skilled professionals trained to meet our clients' commitment to excellence. The training programs of Standard UniversitySM prepare our team to care for our clients' properties as if they were their own. To maximize efficiency, we use an automated workforce management system that streamlines scheduling, tracks time and lowers labor costs.

Attention to detail

We always bear in mind that attention to the less obvious details of property maintenance can make a dramatic impact in creating inviting, user-friendly environments. We make properties shine by attending to little touches such as entrance landscaping, flower boxes and crisply painted directional arrows, as well as spring and fall cleanups and regular debris removal.

Cost efficiency

Volume purchasing saves our clients money, while electronic procurement streamlines invoicing and validates expenses. State-of-the-art information systems allow us to supply all the data our clients need to stay on top of their expense and budget requirements.

Greener cleaning

SP PlusSM Maintenance seeks out and applies new methods for greener cleaning. When it comes to pressure washing, we are extremely sensitive to the added responsibilities that strict EPA wastewater reclamation regulations impose on us and our clients. We have made a substantial investment in both the equipment and the skills needed for compliance. We dispose of all sweeping waste only at approved disposal sites. From recycling to submitting paperless reports to seeking out local suppliers and alternative fuels, we work hard to reduce our carbon footprint.





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Full Sweep of Capabilities

SP PlusSM Maintenance offers comprehensive services for a wide array of clients and properties.

- > Retail centers and promenades
- > Homeowner associations
- > Business improvement districts
- > Parking facilities
- > Medical centers
- > Office complexes
- > Stadiums

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