

**Barrington Village Parking Management Services Lease Agreement**  
**VA Greater Los Angeles, West LA Campus**  
**Solicitation Number: 36C26218R0343**

**Question:** I have a question about the Combined Synopsis/Solicitation posted to FBO under solicitation number 36C26218R0343. I am hoping to find out if there is an incumbent contractor currently performing these services or if this is a new requirement. If there is an incumbent, could you please provide the contract number?

**VA Response:** This is a new solicitation for a parking management services lease agreement.

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**Question:** Can we have a site visit with someone knowledgeable about the full scope of work and see it first hand?

**VA Response:** The site is accessible to the public. You may visit the site during normal business hours. The scope of work is described in detail in the Solicitation Paragraph 2.1 Proposed Lease Transaction.

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**Question:** I am interested in submitting a proposal to operate the parking lots as outlined in the RFP for the WLA VA parking lots. After reading through it, I have a question as to the structure of the lease. As referenced in Article 2A of the lease it states that the Lessee shall pay a fixed annual rent broken down in monthly installments to the VA and in Article 2B it states that the Lessee shall collect and remit back to the VA all revenue collected in the parking lots. Typically, in my industry, we either pay a guaranteed lease payment and keep all the parking income or the landowner keeps the parking revenue and we pass through our operating expenses plus management fee. So, my question is "Am I reading this correctly and if so, how is this supposed to work?"

**VA Response:** Please refer to the Solicitation in Paragraph 2.1 Proposed Lease Transaction and in Paragraph 2.3.7 Lease Consideration for specific details. The proposed structure as set forth in the Solicitation is for a parking management lease wherein the gross revenues are to be deposited with VA on a weekly basis, Base Rent is to be paid to VA on a monthly basis, and operating expenses and management fees are to be reimbursed by VA on a monthly basis.

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**Question:** We see that P. 29 L. of the lease provides for a Memorandum of Lease attached hereto as Exhibit "C" provides permission to record such memorandum in the official land records of California. However, Exhibit "C" is blank. Will you please provide it to us, or should we assume that we can use a standard form Memorandum of Lease that identifies parties and dates?

**VA Response:** VA will provide the form Memorandum of Lease upon award of the contract and finalization of the draft Lease Agreement.

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**Question:** Can we have a site walk thru of the parking lots before proposals are due?

**VA Response:** The site is accessible to the public. You may visit the site during normal business hours.