RFP-LA-07-22 (Office space for lease at a single location for the Maryland Department of Aging)
Questions and Answers

1. Related to 3.1 - Please confirm that parking spaces do NOT have to be within the building footprint and can be located directly adjacent/across the street from the building. 
   A: If the parking area is immediately adjacent to the building it would be considered “on-site”.

2. Related to 3.1.1 – Please confirm - Because of the regulatory requirement to separately meter the vehicle charging stations - that the cost of the power associated with the EV charging stations can be paid directly by the tenant.  
   A: No. the cost of power for the Electric Vehicle Charging Stations are to be paid by the landlord.

3. Should responder assume that there will be any commission due to any Exclusive Tenant Representative Broker, be it CBRE, or Birch Associates?
   A: The brokerage commission will be calculated consistent with how brokerage fees have been calculated for the State of Maryland’s commercial leases since 2009. It is 4% of the base rent for the first half of the lease term and 2% of the base rent for the remaining half of the lease term.

4. Related to 3.3 – Is there a requirement or clearer definition of the responsibilities of the security personnel requirement? Confirm that the parking security personnel and the building security personnel must be two different people/positions? 
   A: Security personnel are required to be physically located in the areas they are responsible for securing. Physical presence is required for both Building and Parking areas.

Information may be found on eMMA by clicking the link below: