



DEC - 9 2002

MEMORANDUM FOR ASSISTANT REGIONAL ADMINISTRATORS

FROM:

for WILLIAM H. MATTHEWS *Emily C. Karam*
ASSISTANT COMMISSIONER - PT

SUBJECT:

Pricing Policy Clarification #5
Security Charges for Parking

The attached pricing policy clarification defines what security charges are applicable to parking that is part of a building, stand-alone parking structures, and surface lots with separate building numbers.

The clarification was initiated based on a regional request to explain what security charges are applicable to stand-alone parking structures. The clarification was drafted in coordination with the Regional Pricing Points of Contact (POC's) and the Pricing/Billing Panel. A copy of this clarification is being provided to the Regional Pricing POC's for dissemination within each Region.

If you have questions regarding this clarification, please contact the National Pricing Experts, Kevin Rothmier at 816-926-1100 or Mary Gibert at 202-501-0096.

Attachment

cc: Assistant Commissioners, Regional PT Directors, Regional Pricing POCs



Pricing / Billing Panel

Effective Date: December 9, 2002

Purpose: Policy Clarification #5 on Security Charges for Parking

Desk Guide Section: 3-1, page 3-2

Existing Desk Guide Language:

Parking

This building class is to be used for separate parking structures and parking at buildings with a general use or warehouse class. Parking is charged based on a per-space rate as opposed to a per-square-foot rate as was used in the previous pricing methodology. PBS distinguishes between structured and surface parking types, and security charges are not applied to parking rent. Additionally a separate rate can be set for reserved and unreserved parking spaces for both structured and surface parking rates. (STAR requires a separate CBR for each rate.)

Clarification:

Parking

This building class comprises stand-alone parking structures or surface lots (for which separate building numbers are assigned) and parking at buildings with a general use or warehouse class (for which the parking and the associated building share the same building number). Parking is charged based on a per-space rate as opposed to a per-square-foot rate. PBS distinguishes between structured and surface parking types. Within these two categories, separate rates may be charged for reserved and unreserved parking spaces. STAR requires a separate CBR for each rate.

Basic security is not applied to parking rent because the OMB approved basic security charge basis excludes parking. Building specific security countermeasures recommended by the Building Security Committee (BSC) for parking associated with a Federally-owned building (one building number) are recovered through the building specific security charge distributed over the rentable square footage in the building (Federal occupancy). Building specific security countermeasures recommended by the BSC for a stand-alone parking structure or surface lot (separate building number) may be recovered through monthly miscellaneous billing adjustments to the parking only CBRs. The building specific security cost for a stand alone parking structure or surface lot follows the same pricing methodology as detailed in Section 3.2.6 Security Charges, Building Specific Security Charge, except the percent of the total cost attributed to a customer agency is based on spaces rather than feet.