



GSA Public Buildings Service

August 11, 2021

MEMORANDUM FOR: REGIONAL COMMISSIONERS, PBS
REGIONAL LEASING DIRECTORS
REGIONAL LEASE ACQUISITION OFFICERS

FROM: JOHN D. THOMAS
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SUBJECT: LEASING ALERT (LA 21-10) – Revisions to Interagency
Security Committee (ISC) Requirements
and BSAC FSL II Pricing

1. **Purpose.** This Leasing Alert issues the following revisions:
 - a. Interagency Security Committee (ISC)-driven changes to templates:
 - i. Facility Security Level (FSL) Templates I, II, III, and IV
 - ii. Security Unit Price Lists (SecUP) for FSL II, III, and IV
 - iii. Lease language under paragraph entitled "Security for New Construction."
 - b. Adds an additional post-award step during the design process that documents agreement among GSA, Federal Protective Service (FPS) and the tenant agency with respect to all final FSL countermeasures.
 - c. Changes the pricing of Building Specific Amortized Capital (BSAC) FSL II from fixed-priced turnkey to a placeholder estimate, similar to FSL III and IV pricing, for non-turnkey procurements.

RLP's issued under the Automated Advanced Acquisition Program (AAP) will be updated in October 2021 to conform as appropriate.

2. **Background.**

a. Interagency Security Committee (ISC) 2019 Countermeasures- Appendix B:

On September 28, 2012, GSA issued Leasing Desk Guide Chapter 19, Security, via LAC 2012-06. Chapter 19 included FSL and SecUP templates, along with lease language to be used for new construction, all of which reflected security-related countermeasures from the 2010 Interagency Security Committee (ISC) Physical Security Standards. While the ISC countermeasures have changed over time, GSA had not updated their security templates to reflect these changes, except for minor revisions in June 2018.

In order to address this gap, the Office of Leasing, in collaboration with subject matter experts in the Office of Mission Assurance, the Office of Design and Construction, and the Office of Portfolio Management and Customer Engagement-Pricing Policy, revised its security documents to align with the ISC's updated (2019) countermeasures.

b. Major Changes to security documents:

Major changes to the FSL Templates, SecUP, and lease language include the following:

- i. Replaced certain prescriptive standards with reference to the Design-Basis Threat countermeasure language.
- ii. Revised blast resistance and structural provisions in lease paragraph, Security for New Construction.
- iii. Required that the licensed professional engineer consulted for structural and ballistic countermeasures must have formal training or experience in structural dynamics and blast resistant design.
- iv. Added paragraph numbering and lettering to the FSL templates and the SecUP lists.
- v. Removed some duplicative language from FSL templates that are sufficiently covered in OCT 2020 Lease language.
- vi. Adjusted the categorization of certain Shell and BSAC items. For FSL paragraphs that include both SHELL and BSAC items, BSAC items are noted in the FSL documents and on the SecUP.

c. BSAC pricing change:

LDG Chapter 19, Security, issued via LAC 2012-06, outlines the process for BSAC pricing by offerors in response to an RLP, with BSAC level III and IV to be priced using placeholder estimates of \$25.00 and \$35.00 PSF, respectively, while FSL II was to be priced as firm fixed price. This dichotomy provided implementation challenges with respect to obtaining firm fixed pricing for FSL II countermeasures prior to lease award. Therefore, this Leasing Alert allows for FSL II to be priced by offerors using a placeholder estimate of \$12.00 per ABOA square foot.

2. **Effective Date.**

a. **Updated security templates and lease language, except BSAC pricing change:**

Except for the BSAC FSL II pricing change, this Leasing Alert and attachments are effective immediately for all RLPs issued on or after the date of issuance of this Leasing Alert. RLP packages issued prior to this date must be modified, as applicable, to reflect the updated security templates and lease language. For lease projects where GSA has issued the RLP, but final proposal revisions were due prior to the effective date of this Leasing Alert, the LCO is not required to amend the RLP and reopen negotiations. RLP's issued under the Automated Advanced Acquisition Program (AAP) will be updated in October 2021 to conform as appropriate.

b. **BSAC FSL II pricing change:**

LCOs may, but are not required to, modify RLPs to reflect the change in BSAC FSL II pricing until the Office of Leasing issues the OCT 2021 updates to the RLP and Lease templates.

3. **Cancellation.** Prior revisions of applicable FSL and Security Unit Price List (SecUP) templates are canceled and replaced by versions containing the new language attached hereto.

4. **Applicability.** This Leasing Alert and its attachments are mandatory and apply to all General Services Administration (GSA) real property leasing activities and to activities delegated by GSA to other Federal agencies.

5. **Instructions and Procedures.** In addition to the requirement to incorporate the updated templates and lease language into RLP's, as applicable, LCOs and project teams are required to take a new step during design intent drawings (DID) development to document the final sign-off by FPS, the tenant Agency, and the GSA LCO on any adjustments made to the countermeasures. This sign-off ensures the coordination and agreement among the key stakeholders regarding all final security countermeasures. An email to the file documenting sign-off by these three parties is sufficient to record this documentation. The Lease File Checklist was revised (in August 2021) to include this new documentation requirement.

With respect to the language outlined under Attachment 8, for RLPs where the lease paragraph "Security for New Construction" is applicable, LCO must manually revise the language until the Office of Leasing can incorporate this into the lease templates (OCT 2021).

With respect to BSAC FSL II pricing, LCOs can manually incorporate the change into their RLP packages, as appropriate, until the Office of Leasing incorporates this into the lease templates (OCT 2021). Other documents which include references to FSL Level II pricing as turnkey will be modified contemporaneously with other edits.

- Attachment 1, Facility Security Level Template I
- Attachment 2, Facility Security Level Template II
- Attachment 3, Facility Security Level Template III
- Attachment 4, Facility Security Level Template IV
- Attachment 5, Security Unit Price List – FSL II
- Attachment 6, Security Unit Price List – FSL III
- Attachment 7, Security Unit Price List – FSL IV
- Attachment 8, Revised Lease Paragraph, Security for New Construction

COVER PAGE FOR ATTACHMENTS 1 THROUGH 8