

INSTRUCTIONS TO THE LEASING SPECIALISTS: THIS SPREADSHEET REFLECTS THE BASELINE SET OF SECURITY PARAGRAPHS. EACH PARAGRAPH IN THE SECURITY SECTION WILL HAVE A CORRESPONDING LINE. IF THE SECURITY SECTION IS ADJUSTED BY ADDING OR DELETING PARAGRAPHS THE SPREADSHEET MUST BE CHANGED ACCORDINGLY.

SECURITY UNIT PRICE LIST (FSL III)

LEASE NUMBER [INSERT LEASE #]

[INSERT DATE]

[INSERT CLIENT NAME]

[INSERT CITY and STATE]

To be filled out post-award

The Building Specific Amortized Capital (BSAC) amount under the Lease represents an estimate of the possible countermeasures outlined under the Security Requirements section of the lease. The actual BSAC amount shall be determined after the final design. Using this form, the Lessor shall quote unit prices on all security countermeasures identified in the Lease, as reflected in the final Design Intent Drawings (DIDs) and Construction Documents (CDs). These unit costs shall be subject to further negotiation, prior to issuance of a 'Notice To Proceed' for the security improvements. Refer to 'Security Standards' attachment to the Lease for additional details. Input 'Unit Price' and 'Quantity' figures for BSAC items (light blue) and the total will automatically be calculated for that row. Items designated as 'SHELL' or 'T.I.' are included on this form to align with the full requirements of the 'Security Standards' attachment, but should not be priced on this document. SHELL and T.I. costs should be included on a 'TICS' form if one has been provided by the Government.

Lease Security Standards Section		Unit Price	Quantity	Total
I. FACILITY ENTRANCES, LOBBY, COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS				
A.	<u>FACILITY ENTRANCES AND LOBBY</u>			
1.	LIMITING LOBBY QUEUING			\$ -
2.	PHYSICAL BOUNDARIES TO CONTROL ACCESS TO PUBLIC AND NON-PUBLIC AREAS			\$ -
3.	MAGNETOMETERS AND X-RAYS AT PUBLIC ENTRANCES			\$ -
B.	<u>ADDITIONAL REQUIREMENTS</u>			
1.	EMPLOYEE AND VISITOR SIGN-IN/OUT AFTER HOURS			\$ -
2.	ACCOMMODATION OF RETAIL/MIXED USE SPACE (SHELL)	Priced in Shell		
C.	<u>COMMON AREAS, NON-PUBLIC, AND UTILITY AREAS</u>			
1.	PUBLIC RESTROOM ACCESS (SHELL)	Priced in Shell		
2.	SECURING CRITICAL AREAS			\$ -
3.	VISITOR ESCORT AND ID REQUIREMENTS			\$ -
4.	SECURING COMMON BUILDING UTILITIES, SERVICE ROOMS, AND ACCESS TO ROOF			\$ -
5.	CRITICAL SYSTEM LOCATION (BSAC-Standoff, hardening, and venting methods)			\$ -
6.	RESTRICT CONTACT FROM PUBLIC AREAS WITH PRIMARY VERTICAL LOAD MEMBERS			\$ -
7.	RESTRICT CONTACT FROM MAIL AREA WITH PRIMARY VERTICAL LOAD MEMBERS			\$ -
II. INTERIOR (GOVERNMENT SPACE)				
A.	WEARING PHOTO ID IN GOVERNMENT SPACE			\$ -
B.	SECURE EMPLOYEE ENTRANCE DOORS			\$ -
C.	LIMIT ON ENTRY POINTS (SHELL)	Priced in Shell		
D.	FORMAL KEY CONTROL PROGRAM (SHELL)	Priced in Shell		
E.	ELECTRONIC ACCESS FOR EMPLOYEES			\$ -

F.	552.270-34 ACCESS LIMITATIONS FOR HIGH-SECURITY LEASED SPACE (JUN 2021) (SHELL *)	Priced in Shell	
III. SITE AND EXTERIOR OF THE BUILDING			
A.	<u>SIGNAGE</u>		
1.	POSTING OF SIGNAGE IDENTIFYING THE SPACE AS GOVERNMENTAL (SHELL)	Priced in Shell	
2.	POSTING OF REGULATORY SIGNAGE (SHELL)	Priced in Shell	
B.	<u>LANDSCAPING AND ENTRANCES</u>		
1.	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (SHELL)	Priced in Shell	
2.	HAZMAT STORAGE (BSAC-IDS/VSS monitoring)		\$ -
3.	PLACEMENT OF RECEPTACLES, CONTAINERS, AND MAILBOXES (BSAC-Alternative blast containment measures)		\$ -
4.	VEHICLE BARRIERS		\$ -
C.	<u>PARKING</u>		
1.	NUMBER OF PARKING ENTRANCES		\$ -
2.	AUTHORIZED ACCESS TO PARKING (SHELL)	Priced in Shell	
3.	VEHICLE SCREENING		\$ -
4.	PUBLIC ACCESS TO GOVERNMENT PARKING AREAS		\$ -
IV. SECURITY SYSTEMS			
A.	<u>SECURITY SYSTEM TESTING & MAINTENANCE CRITERIA</u>		\$ -
B.	<u>VIDEO SURVEILLANCE SYSTEM (VSS)</u>		
	LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE		\$ -
	GOVERNMENT PROVIDED SCOPE, PRODUCT, INSTALLATION, AND MAINTENANCE	Government Provided	
C.	<u>INTRUSION DETECTION SYSTEM</u>		
	LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE		\$ -
	GOVERNMENT PROVIDED SCOPE, PRODUCT, INSTALLATION, AND MAINTENANCE	Government Provided	
D.	<u>DURESS ALARM</u>		
	LESSOR PROVIDED DESIGN, INSTALLATION, AND MAINTENANCE		\$ -
	GOVERNMENT PROVIDED SCOPE, PRODUCT, INSTALLATION, AND MAINTENANCE	Government Provided	
E.	<u>SECURITY SYSTEMS DESIGN</u>		\$ -
F.	<u>CENTRAL SECURITY CONTROL CENTER</u>		
1.	CENTRALIZED COMMUNICATIONS SYSTEM		\$ -
2.	EMERGENCY POWER TO SECURITY SYSTEMS		\$ -
V. STRUCTURE			
A.	<u>WINDOWS</u>		

1.	SHATTER-RESISTANT WINDOW PROTECTION			\$	-
2.	LOCK GROUND FLOOR WINDOWS (BSAC- IDS Monitoring)			\$	-
3.	SECURE NON-WINDOW OPENINGS (SHELL)	Priced in Shell			
4.	PREVENT VISUAL OBSERVATION INTO EXTERIOR OFFICES (T.I.)	Priced in Tenant Improvements			
B.	<u>BUILDING SYSTEMS</u>				
1.	EMERGENCY GENERATOR PROTECTION (T.I.)	Priced in Tenant Improvements			
2.	SECURING ON-SITE PUBLICLY-ACCESSIBLE UTILITIES			\$	-
3.	SECURING AIR INTAKE GRILLES			\$	-
4.	HVAC SYSTEM FOR CBR ATTACK-SUSCEPTIBLE AREAS			\$	-
5.	HVAC CONTROL			\$	-
VI. OPERATIONS AND ADMINISTRATION					
A.	FACILITY SECURITY COMMITTEE (FSC) - (SHELL *)	Priced in Shell			
B.	ACCESS TO BUILDING INFORMATION (SHELL *)	Priced in Shell			
C.	SECURITY PLANS AND LAYOUTS (SHELL)	Priced in Shell			
D.	CONSTRUCTION SECURITY PLAN (SHELL)	Priced in Shell			
E.	SCREENING OF MAIL AND PACKAGES			\$	-
F.	SECURITY GUARD POSTINGS			\$	-
G.	SECURITY GUARD PATROLS			\$	-
VII. CYBERSECURITY (SHELL *)					
	CYBERSECURITY REQUIREMENTS OUTLINED IN SECTIONS A-C (SHELL *)	Priced in Shell			
TOTAL COSTS				\$	-