



GSA Public Buildings Service

August 29, 2022

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

FROM: CROFTON WHITFIELD
ASSISTANT COMMISSIONER FOR OFFICE OF LEASING -
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Crofton Whitfield
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SUBJECT: LEASING ALERT (LA 22-06) Revisions to Security
Attachments and Templates

1. **Purpose.** This Leasing Alert issues updated FSL I - IV Templates, provides improved Security Unit Price lists, and removes the additional post-award step to document an agreement with Federal Protective Service (FPS) on final FSL countermeasures. Specifically, it:

a. Revises and reissues all Interagency Security Committee (ISC)-driven templates:

- i. Facility Security Level (FSL) Templates I, II, III, and IV
- ii. Security Unit Price Lists (SecUP) for FSL II, III, and IV

b. Removes the additional post award step, required by LA 20-10 "Revisions to Interagency Security Committee (ISC) Requirements and BSAC FSL II Pricing", that required documentation of the agreement among GSA, Federal Protective Service (FPS) and the tenant agency during the design process with respect to all final FSL countermeasures.

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 (OL), 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 in August 2021 to align with the ISC's updated (2019) countermeasures.

LA 21-10 was issued on August 11, 2021 which included updated FSL I, II, III, and IV templates, Lease language related to new construction, Security Unit Price lists, and an added step requiring documentation of the agreement among GSA, Federal Protective Service (FPS) and the tenant agency during the design process with respect to all final FSL countermeasures.

In March 2022 OL was advised that the additional post award step required by LA 21-10 was no longer necessary. OL also noted that clarification was needed regarding the percentage of occupancy requirements. Therefore, OL determined it was in GSA's best interest to issue LA 22-06 in order to remove the burden of additional, unnecessary documentation, clarify FSL requirements, and provide updated Security Unit Price List templates.

b. Changes to Security Documents:

Changes to the FSL Templates and Security Unit Price lists (SecUP) include the following:

- i. FSL III and IV Template revisions clarify that 75% occupancy refers to the government's total occupancy in Section I. A. (Facilities Entrances and Lobby), and replaces a BSAC designation with SHELL in the FSL III template and the FSL III SecUP (for item VI. C.- Security Plans and Layouts).
- ii. FSL I, II, III, and IV Template revisions modify the date of the FAR 52.204-25 reference from August 2020 to November 2021 in Section IV. (Security Systems- Video Surveillance Systems).
- iii. SecUP revision improves useability and automates some calculations.

2. **Effective Date.** 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 but not awarded prior to this date may be modified, as applicable, to reflect the updated security templates.

3. **Cancellation.** This Leasing Alert cancels and replaces Leasing Alert LA-21-10, Revisions to Interagency Security Committee (ISC) Requirements and BSAC FSL II Pricing.

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. **Attachments.**

- Attachment 1, Facility Security Level Template I (Aug 2022)
- Attachment 2, Facility Security Level Template II (Aug 2022)
- Attachment 3, Facility Security Level Template III (Aug 2022)
- Attachment 4, Facility Security Level Template IV (Aug 2022)
- Attachment 5, Security Unit Price List – FSL II (Jun 2022)
- Attachment 6, Security Unit Price List – FSL III (Jun 2022)
- Attachment 7, Security Unit Price List – FSL IV (Jun 2022)

COVER PAGE FOR ATTACHMENTS 1 THROUGH 7