

## SECURITY REQUIREMENTS

### **1. DETERRENCE TO UNAUTHORIZED ENTRY (BUILDING SHELL) (NOV 2005)**

The Lessor shall provide a level of security that reasonably prevents unauthorized entry to the space during non-duty hours and deters loitering or disruptive acts in and around the space leased. The Lessor shall ensure that security cameras and lighting are not obstructed.

### **2. ACCESS TO UTILITY AREAS (BUILDING SHELL) (NOV 2005)**

Utility areas shall be secure, and only authorized personnel shall have access.

### **3. MECHANICAL AREAS AND BUILDING ROOFS (BUILDING SHELL) (NOV 2005)**

A. Keyed locks, keycards, or similar security measures shall strictly control access to mechanical areas. Additional controls for access to keys, keycards, and key codes shall be strictly maintained. The Lessor shall develop and maintain accurate HVAC diagrams and HVAC system labeling within mechanical areas.

B. Roofs with HVAC systems shall also be secured. Fencing or other barriers may be required to restrict access from adjacent roofs based on a Government Building Security Assessment. Roof access shall be strictly controlled through keyed locks, keycards, or similar measures. Fire and life safety egress shall be carefully reviewed when restricting roof access.

### **4. ACCESS TO BUILDING INFORMATION (BUILDING SHELL) (NOV 2005)**

Building Information—including mechanical, electrical, vertical transport, fire and life safety, security system plans and schematics, computer automation systems, and emergency operations procedures—shall be strictly controlled. Such information shall be released to authorized personnel only, approved by the Government, preferably by the development of an access list and controlled copy numbering. The Contracting Officer may direct that the names and locations of Government tenants not be disclosed in any publicly accessed document or record. If that is the case, the Government may request that such information not be posted in the building directory.

### **5. IDENTITY VERIFICATION OF PERSONNEL (BUILDING SHELL) (MAY 2007)**

A. The Government reserves the right to verify identities of personnel with routine access to Government space. The Lessor shall comply with the agency personal identity verification procedures below that implement Homeland Security Presidential Directive-12 (HSPD-12), Office of Management and Budget (OMB) guidance M-05-24, and Federal Information Processing Standards Publication (FIPS PUB) Number 201, as amended.

B. The Lessor shall insert this paragraph in all subcontracts when the subcontractor is required to have physical access to a federally controlled facility or access to a federal information system.

C. Lessor compliance with subparagraphs 1 through 4 below will suffice to meet the Lessor's requirements under HSPD- 12, OMB M-05-24, and FIPS PUB Number 201.

1. The Government reserves the right to conduct background checks on Lessor

personnel and contractors with routine access to Government leased space.

2. Upon request, the Lessor shall submit completed fingerprint charts and background investigation forms for each employee of the Lessor, as well as employees of the Lessor's contractors or subcontractors, who will provide building operating services requiring routine access to the Government's leased space for a period greater than 6 months. The Government may also require this information for the Lessor's employees, contractors, or subcontractors who will be engaged to perform alterations or emergency repairs in the Government's space.
3. The Lessor must provide Form FD-258, Fingerprint Chart (available from the Government Printing Office at <http://bookstore.gpo.gov>), and Standard Form 85P, Questionnaire for Public Trust Positions, completed by each person and returned to the contracting officer (or the contracting officer's designated representative) within 30 days from receipt of the forms. Based on the information furnished, the Government will conduct background investigations of the employees. The contracting officer will advise the Lessor in writing if an employee fails the investigation, and, effective immediately, the employee will no longer be allowed to work or be assigned to work in the Government's space.
4. Throughout the life of the lease, the Lessor shall provide the same data for any new employees, contractors, or subcontractors who will be assigned to the Government's space. In the event the Lessor's contractor or subcontractor is subsequently replaced, the new contractor or subcontractor is not required to submit another set of these forms for employees who were cleared through this process while employed by the former contractor or subcontractor. The Lessor shall resubmit Form FD-258 and Standard Form 85P for every employee covered by this paragraph on a 5-year basis.

**6. SECURE HVAC: AIRBORNE HAZARDS (BUILDING SHELL/BUILDING SPECIFIC) (JAN 2012)**

Air-handling units shall be able to be shut down in response to a threat. Procedures shall be in place for notification of the Lessor's building engineer or manager, building security guard desk, local emergency personnel, GSA personnel, and Contracting Officer for possible shut-down of the air handling units serving the mailroom and/or any other possibly affected areas of the building to minimize contamination, as deemed appropriate to the hazard. The cost to upgrade from existing conditions to meet the requirements of this clause shall be considered Building Specific Security costs and shall be included on the Security Unit Price List.

**7. EMERGENCY POWER TO CRITICAL SYSTEMS (BUILDING SHELL/BUILDING SPECIFIC) (JAN 2012)**

Lessor shall provide emergency power backup for all alarm systems, CCTV monitoring devices, fire detection systems, entry control devices, lighting, etc., and special equipment, as identified elsewhere in the SFO. The cost to upgrade from existing conditions to meet the requirements of this clause shall be considered Building Specific Security costs and shall be included on the Security Unit Price List.

**8. SHATTER-RESISTANT WINDOW PROTECTION REQUIREMENTS (JAN 2012) (BUILDING SPECIFIC)**

A. The Lessor shall provide and install wet-glazed or mechanically attached, shatter-

resistant material not less than 0.18 millimeters (7 mil) thick on all exterior windows in Government-occupied space. The Offeror shall provide a description of the shatter-resistant window system in the attached "Pre-Lease Building Security Plan" for evaluation by the Government.

- B. Alternatively, the Lessor shall provide certification from a licensed professional engineer that the window system conforms to a minimum glazing performance condition of "3B" for a high protection level and a low hazard level. Window systems shall be certified as prescribed by WINGARD 4.1 or later software to have satisfied the specified performance condition using the test methods provided in the *US General Services Administration Standard Test Method for Glazing and Window Systems Subject to Dynamic Overpressure Loadings* or ASTM F1642-04 *Standard Test Method for Glazing and Glazing Systems Subject to Airblast Loadings*.

**9. POSTING OF GOVERNMENT RULES AND REGULATIONS (DEC 2011)**

Lessor will permit the Government to post applicable Government rules and regulations at the entrance to any Government-occupied space for such things as, but not limited to, barring the unauthorized possession of firearms and dangerous weapons. The Government will coordinate with the Lessor to ensure signage is consistent with the Lessor's standards.

**10. TEMPORARY SECURITY UPGRADE DUE TO IMMEDIATE THREAT (NOV 2005)**

The Government reserves the right, at its own expense and with its own personnel, to temporarily heighten security in the building under lease during heightened security conditions due to emergency situations such as terrorist attacks, natural disaster, and civil unrest.

**11. PARKING SECURITY REQUIREMENTS (BUILDING SPECIFIC) (NOV 2005)**

Government parking areas or spaces shall be assigned and marked as "reserved."

**12. ENTRY SECURITY: SECURITY GUARDS (NOV 2005)**

Lessor shall permit security guards provided by the Government to be stationed at public lobbies and public entrances/exits, for such purposes as ID/pass control, and staffing of x-ray and magnetometer equipment. The number of security guards required will be based on the Government's building security assessment, which will address the quantity and location of security equipment as required below. Appropriate lobby and entrance/exit space shall be made available for this purpose.

**13. ENTRY SECURITY: INTRUSION DETECTION SYSTEM WITH CENTRAL MONITORING CAPABILITY (NOV 2005)**

The Lessor shall permit installation of a perimeter Intrusion Detection System (IDS) to be operated and maintained by the Government.

**14. ENTRY SECURITY: INTRUSION DETECTION SYSTEM WITH CENTRAL MONITORING CAPABILITY BY LESSOR (BUILDING SPECIFIC SECURITY) (DEC 2011)**

A perimeter Intrusion Detection System (IDS), compliant with government standards, with tie-in to a central monitoring facility shall be provided, installed and maintained by the Lessor. Standards can be obtained from the Contracting Officer upon request. This system shall also be compatible with the Department of Homeland Security, Federal Protection Service (DHS/FPS) mega center central monitoring facility. Information

regarding system compatibility requirements is available from the Contracting Officer. Internal IDS for Government space may be required based on the government's building security assessment."

**15. CCTV MONITORING: CCTV SURVEILLANCE CAMERAS WITH TIME LAPSE VIDEO RECORDING (DEC 2011)**

The Lessor shall permit installation, operation and maintenance of twenty-four hour Closed Circuit Television (CCTV) coverage by the Government. The Government's Building Security Assessment of the building will determine the exact number of cameras and locations. Time-lapse video recordings (digital storage) are also required. The Government will centrally monitor the CCTV Surveillance. Government specifications are available from the Contracting Officer.

**16. CCTV MONITORING: CCTV SURVEILLANCE CAMERAS WITH TIME LAPSE VIDEO RECORDING BY LESSOR (TENANT IMPROVEMENT) (DEC 2011)**

Twenty-four (24) hour CCTV coverage and recording shall be provided, operated and maintained by the Lessor. Equipment must comply with government standards and specifications that are available from the Contracting Officer upon request. The Government's Building Security Assessment will determine the exact number of cameras and locations. The Lessor will provide Time-lapse video recordings (digital storage). The Government will centrally monitor the CCTV Surveillance.

**17. CCTV MONITORING: GOVERNMENT-PROVIDED SIGNAGE ADVISING OF 24-HOUR VIDEO SURVEILLANCE (DEC 2011)**

When video surveillance is installed, Lessor shall permit the Government to provide, install and maintain warning signs advising of twenty-four hour surveillance.

**18. CCTV MONITORING: LESSOR-PROVIDED SIGNAGE ADVISING OF 24-HOUR VIDEO SURVEILLANCE (TENANT IMPROVEMENT) (DEC 2011)**

When video surveillance is installed, warning signs advising of twenty-four hour surveillance shall be provided, posted and maintained by Lessor at its expense.

**19. ENTRY SECURITY: GOVERNMENT-PROVIDED ENTRY CONTROL WITH CCTV AND DOOR STRIKES (DEC 2011)**

The Lessor shall permit the installation of an entry control system that will allow employees to view and communicate remotely with visitors before allowing access. The system will be maintained by the Government. This system shall comply with the Architectural Barriers Act, section F230.0.

**20. ENTRY SECURITY: LESSOR-PROVIDED ENTRY CONTROL WITH CCTV AND DOOR STRIKES (TENANT IMPROVEMENT) (DEC 2011)**

The Lessor shall provide and install an entry control system that will allow employees to view and communicate remotely with visitors before allowing access. This system shall comply with the Architectural Barriers Act, section F230.0. Government specifications are available from the contracting officer

**21. ENTRY SECURITY: INTERCOM (TENANT IMPROVEMENT) (NOV 2005)**

The Lessor shall provide and install an intercom system to be used in conjunction with the peephole system. This system shall comply with the Architectural Barriers Act, section F230.0.

**22. ENTRY SECURITY: PEEPHOLES (TENANT IMPROVEMENT) (NOV 2005)**

The Lessor shall provide and install peepholes in all doors to the Government-occupied space as an effective visual recognition system for small offices. This system shall comply with the Architectural Barriers Act, section F230.1.