

VA SUPPLEMENT CHAPTER 19: **SECURITY**

Chapter 19

Overview	19-2
Part 1: Definitions.....	19-2
Part 2: General Security Framework.....	19-2
a. Making the Facility Security Level Determination	19-3
b. Determining Countermeasures.....	19-3
c. Determining the Threat.....	19-3
Part 3: The Lease Process.....	19-3
a. Interagency Security Committee Standards and Lease Reform	19-3
b. Security-Related Steps for Facility Security Levels I and II.....	19-3
c. Security-Related Steps for Facility Security Levels III and IV	19-3
Part 4: Federal Protective Service Participation	19-3
Part 5: Costs	19-3
a. Pricing Components	19-3
b. Application During the Lease Process.....	19-4
Part 6: Request for Lease Proposals, Lease Security Paragraphs, and Security Unit Price List.....	19-4
Part 7: Background Investigations in Leased Space	19-4
a. Investigation Process	19-5
b. Lease Paragraph: Identity Verification of Personnel.....	19-5
Part 8: Guard Services.....	19-5
Attachment 1: Request for Lease Proposals Template Paragraphs Related to Security.....	19-5
Attachment 2: Lease Template Paragraphs Related to Security	19-5
Attachment 3: Security Requirements for FSL Level I.....	19-5
Attachment 4: Security Requirements for FSL Level II.....	19-5
Attachment 5: Security Requirements for FSL Level III.....	19-5
Attachment 6: Security Requirements for FSL Level IV	19-6
Attachment 7: Security Unit Price List for FSL Level II.....	19-6
Attachment 8: Security Unit Price List for FSL Level III.....	19-6
Attachment 9: Security Unit Price List for FSL Level IV	19-6

Overview

This chapter outlines specific U.S. Department of Veterans Affairs (VA) lease security standards for new and replacement space.

Unless there is a change in tenant(s) or mission, the [Cybersecurity & Infrastructure Security Agency \(CISA\) Interagency Security Committee \(ISC\) requirements](#) do not apply to renewals, extensions, expansions, superseding leases, and succeeding leases established other than through full and open competition but are recommended for each of those instances. If there is a change in tenant(s) or mission, the CISA ISC requirements do apply. Otherwise, for these types of leasing actions the FSL determinations and risk assessments will continue to be done in accordance with the schedule established for the facility. On succeeding leases and superseding leases, the leasing professional must consult with a physical security specialist to determine the appropriate security countermeasures are in place. Please reference the [CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases](#) for more VA Specific Security guidance.

When used throughout this VA Supplement Chapter, “Reserved” means the information in [GSA’s LDG](#) applies to VA’s leasing program without further supplemental information.

Part 1: Definitions

Security Organization: This refers to the Government agency or internal agency component identified by statute, interagency agreement, or policy responsible for physical security for the specific facility. [VA Office of Operations, Security and Preparedness \(VAOSP\)](#) or designees are the security organization for all VA lease projects.

Part 2: General Security Framework

The “[CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases](#)” replaces Chapter 19: Security, Part 2 of the General Services Administration (GSA) Leasing Desk Guide (LDG) in its entirety. Project teams can reference this part of the LDG for a general understanding of the ISC process.

The facility security level (FSL) for each space requirement shall be set by following the process outlined in the “[CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases](#)”.

VA will follow the Cybersecurity & Infrastructure Security Agency (CISA) guidance, The Risk Management Process (RMP) for Federal Facilities: An Interagency Security Committee Standard (ISC) and the supplemental information in the above policy.

a. Making the Facility Security Level Determination

Please refer to the [“CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases”](#) for guidance.

b. Determining Countermeasures

Reserved.

c. Determining the Threat

Reserved.

Part 3: The Lease Process

a. Interagency Security Committee Standards and Lease Reform

VA leases must follow [“CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases”](#).

b. Security-Related Steps for Facility Security Levels I and II

The leasing specialist will ensure that the baseline level of protection for each physical security countermeasure approved by the Facility Security Committee is included in the solicitation, as well as VA specific requirements per the [CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases](#).

c. Security-Related Steps for Facility Security Levels III and IV

The leasing specialist will ensure that the baseline level of protection for each physical security countermeasure approved by the Facility Security Committee is included in the solicitation, as well as VA specific requirements per the [“CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases”](#).

Part 4: Federal Protective Service Participation

The physical security specialist designation is outlined in the [“CFM OSP Interagency Security Committee Risk Evaluation Policy for All Delegated Leases”](#). The Federal Protective Service doesn't participate in VA Leases

Part 5: Costs

Reserved.

a. Pricing Components

The cost of all security countermeasures on VA procured leases should be included in the Tenant Improvements (TI).

Shell Rental Component

Reserved.

Building Specific Amortized Capital Rental Component

Reserved.

Building Specific Amortized Capital (BSAC)

Reserved.

Security Equipment

Reserved.

Tenant-Specific Security (Tenant Agency Funded as Part of their Tis)

Not Applicable to VA.

RWA

This section is not applicable for leases procured by VA.

b. Application During the Lease Process

Reserved.

Facility Security Level I and II

Reserved.

Facility Security Level III and IV

Reserved.

Part 6: Request for Lease Proposals, Lease Security Paragraphs, and Security Unit Price List

Reserved.

Part 7: Background Investigations in Leased Space

Follow the procedures described in the most recent L100 lease template applicable to the subject VA leasing action (Identity Verification of Personnel).

a. Investigation Process

Reserved.

Routine Access Defined

Reserved.

Instructions for Background Investigations

Reserved.

b. Lease Paragraph: Identity Verification of Personnel

Reserved.

Part 8: Guard Services

Not applicable to VA leases unless recommended by an ISC risk and threat assessment and approved by VAOSP.

Attachment 1: Request for Lease Proposals Template Paragraphs Related to Security

Reserved.

Attachment 2: Lease Template Paragraphs Related to Security

Reserved.

Attachment 3: Security Requirements for FSL Level I

Template can be found at [Lease Acquisition and Management Policies and Procedures - Office of Construction & Facilities Management \(va.gov\)](#).

Attachment 4: Security Requirements for FSL Level II

Template can be found at [Lease Acquisition and Management Policies and Procedures - Office of Construction & Facilities Management \(va.gov\)](#).

Attachment 5: Security Requirements for FSL Level III

Template can be found at [Lease Acquisition and Management Policies and Procedures - Office of Construction & Facilities Management \(va.gov\)](#).

Attachment 6: Security Requirements for FSL Level IV

Template can be found at [Lease Acquisition and Management Policies and Procedures - Office of Construction & Facilities Management \(va.gov\)](#).

Attachment 7: Security Unit Price List for FSL Level II

Reserved.

Attachment 8: Security Unit Price List for FSL Level III

Reserved.

Attachment 9: Security Unit Price List for FSL Level IV

Reserved.