Property Hardening Seminar
Security in Commercial Real Estate

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Joseph Murphy, Senior Vice President

- ❑ **38 years in physical security management**
- ❑ **Support of more than 4,000 properties**
- ❑ **Commercial Real Estate SME**
- ❑ **Experienced in Logistics, Manufacturing, Distribution, Data Centers, Secret/Cleared Sites, Governmental facilities, Missile sites, etc.**
- ❑ **Former Crisis Prevention & Intervention Instructor**
- ❑ **Published Author**

⊕ Property Hardening: What Does it Mean?

Target hardening:
the practice of taking steps to make a building or other structure a more difficult or less attractive target for terrorists, criminals, and other potential attackers.

Goal:
to deter "bad actors" through a range of protective measures.
- Locks and Lighting
- Security Patrols
- Visitor Screening
- Access Control
- Surveillance
- Technology
- Risk Assessment/Property Evaluation

🌐 Why is it Necessary?

Georgia Code Annotated, Title 51. Torts. Chapter 3, Liability of Owners and Occupiers of Land, Article 1.

General Provisions. 51-3-1
Where an owner or occupier of land, by express or implied invitation, induces or leads others to come upon his premises for any lawful purpose, he is liable in damages to such persons for injuries caused by his failure to exercise ordinary care in keeping the premises and approaches safe.

Referred to as "**Duty of Care**", which requires effective *security* measures

What is Security?

- Security is a noun derived from the Latin word *securus*, which means, "free from danger" or "safe"
- Webster defines security as "the state of being secure; confidence of safety; freedom from danger or risk…"
- Having *effective* security measures in place will support an effective risk mitigation strategy and will **harden the target** (your property)

But what is "*effective*"?

Know Your Rings

A View from Above
- Property Boundary/Perimeter
- Spaces adjacent to the building
- Access to Interior
- Interior Common Area
- Interior Protected Spaces

Evaluating each ring for *effectiveness*
- Appropriate deterrent effect?
- Delay access so security measures can engage?
- Restrict access to authorized personnel only?
- *Effectively support the mission and purpose of the asset and support the Duty of Care standard?*

Perimeter

Building Skirt

Building Access

Common Area/ Lobby

Protected Spaces
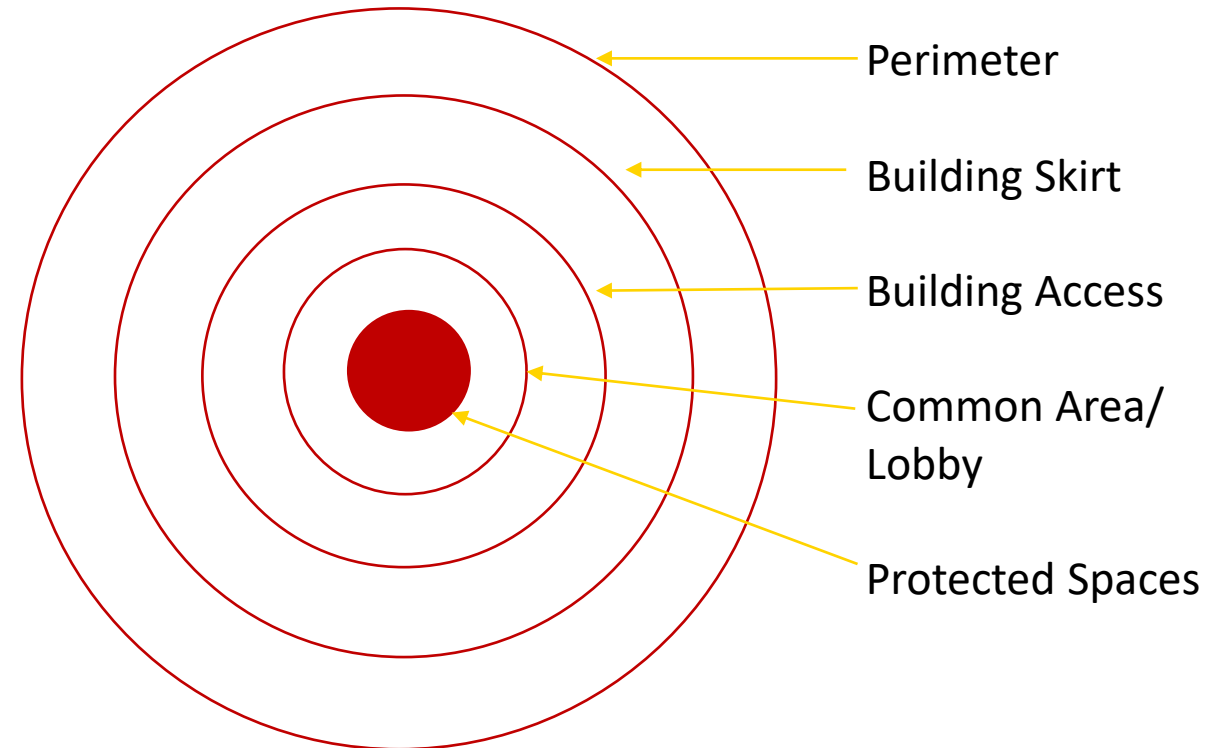
⊕ Reduce Your Risk

4 Steps to conducting a Risk Assessment and to identifying appropriate Target Hardening measures (FEMA)

1. Asset value:
Determine how critical the asset is and how many people are typically in the building.

2. Threat assessment:
Identify each threat or hazard and the threat level for each.

3. Vulnerability assessment:
Identify any building or site design issues, evaluate them against each threat and determine the level of protection sought for each mitigation measure against each threat.

4. Risk assessment:
Determine the likelihood and impact of a security event, as well as the relative risk for each event against each asset, *and choose the mitigation measures that offer the most benefit while still being cost-effective*.

Areas That Frequently Create Risk
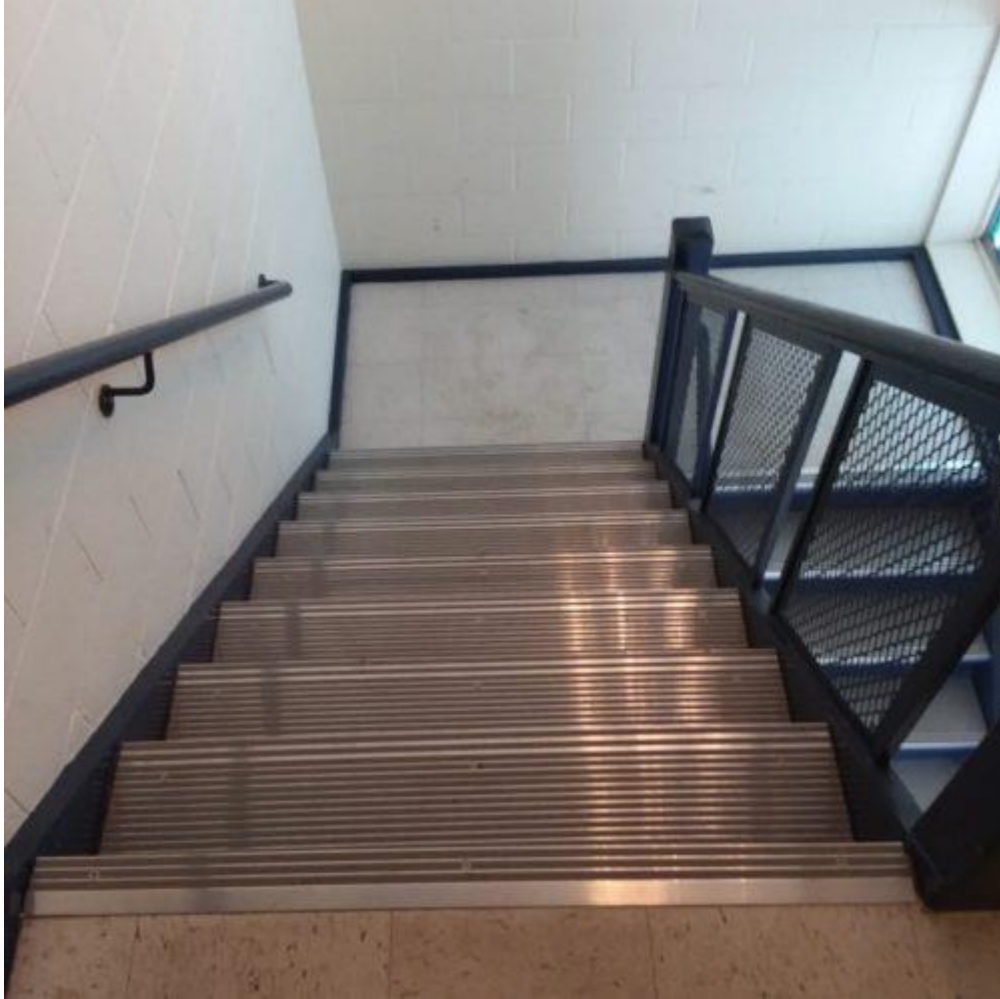
- Exterior Lighting
- Appropriate Signage
- Walkways/Any solid pedestrian surface
- Entrances/Thresholds
- Stairs/Stairwells
- Restrooms
- Exterior – surveillance, landscaping
- Interior – control of common areas/secured areas
- Inadequate documentation of security measures/procedures
- Inadequate training/failure to document training

What Are The Threats?

- **Crime in general**
  - Car break-ins
  - Vandalism
  - Burglary
  - Theft
  - Civil disorder/demonstrations
- **Workplace Violence event**
  - Active Shooter event
  - Domestic violence at work
  - Stalking
  - Assaults/fights
- **Physical damage from storm events**

Relative *probability* of each event?

The potential *impact* of each event?
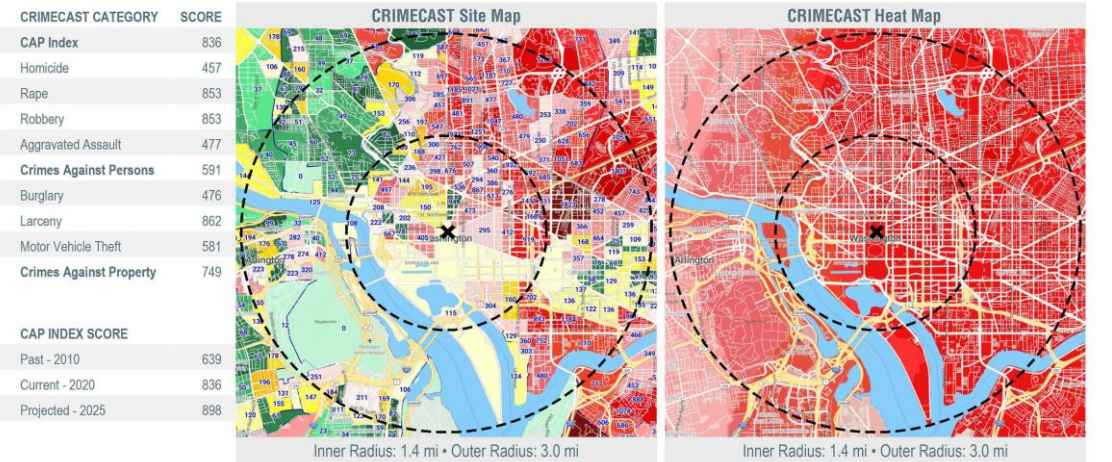

MAX-6 Scoring Methodology: Summary
CAP Index, Inc.

This Site's 2020 National CAP Index Score:
836

The White House
1600 Pennsylvania Avenue Northwest, Washington, DC 20500
Latitude: 38.89766, Longitude: -77.03657

CRIMECAST Scores are based on a scale of 0 to 2000, with 0 representing the lowest risk and 2000 the highest - 100 is average. A score of 836 is 8.36 times higher than average.

CRIMECAST CATEGORY	SCORE
CAP Index	836
Homicide	457
Rape	853
Robbery	853
Aggravated Assault	477
Crimes Against Persons	591
Burglary	476
Larceny	862
Motor Vehicle Theft	581
Crimes Against Property	749

CAP INDEX SCORE	
Past - 2010	639
Current - 2020	836
Projected - 2025	898

CRIMECAST Site Map

CRIMECAST Heat Map

Inner Radius: 1.4 mi • Outer Radius: 3.0 mi

Score Ranges: 0 - 99 100 - 199 200 - 399 400 - 799 800 - 2000

Creation Date: November 09, 2020

CAP = Crimes Against Persons/Crimes Against Property

🌐 Tools to Help Guide a Risk Assessment

Property Hardening starts with a Risk Assessment:
- Initial discussion, develop a tentative Agenda
- Onsite Meetings with key stakeholders
- A physical tour of the asset
- Assessment and Background information review
- Review of key documents, Plans, Policies, and Procedures
- Review Emergency Procedures, Security Master Plan, Engineering operations and maintenance, emergency operations, disaster recovery plans, etc
- Prepare the Assessment
- Gap analysis - what don't we know, most probable risks (severity, frequency or likelihood of occurrence)

- ASIS General Security Risk Assessment Guideline

- Handbook Security Risk Management HB 167:2006

- RAMCAP (Risk Analysis and Management for Critical Asset Protection)

- FEMA 452: Risk Assessment: A How-To Guide to Mitigate Potential Terrorist Attacks Against Buildings

- Sandia National Laboratories Risk Assessment Methodology (RAM)

- The US Department of Defense (DoD) CARVER Methodology for Target Analysis and Vulnerability Assessment

- PwC Global Risk Survey

- BOMA 360 Performance Program

R - RECOVERABILITY   V - VULNERABILITY

A - ACCESSIBILITY   E - EFFECT

C - CRITICALITY   R - RECOGNIZABILITY
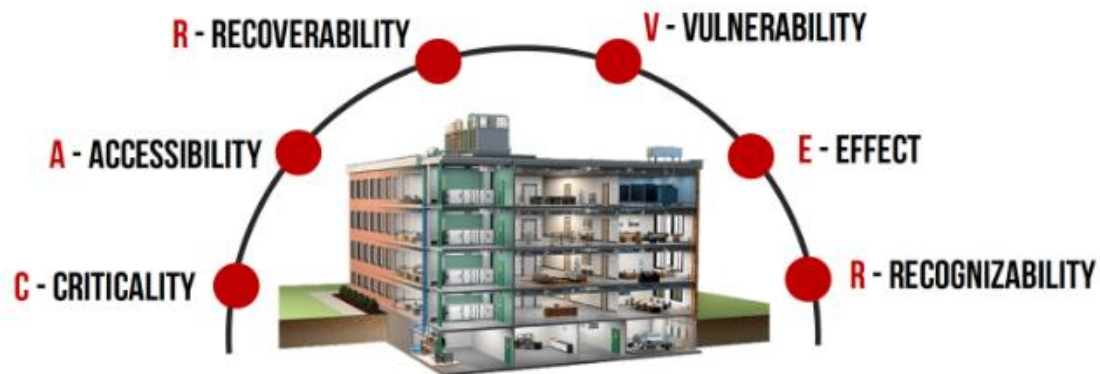
🌐 What Can Be Done to Harden the Property?

- **Crime in general**
  - Monitor and Trend criminal activity; frequency, day of the week, time of day, type
  - Ensure effective surveillance and patrol activity to promote deterrence

- **Workplace Violence events**
  - Appropriate training; Have a Plan, Practice the Plan
  - Shot detection hardware/software to provide advanced warning
  - Ability to lock down elevators, and access control systems
  - Ability to notify building occupants

- **Physical damage from storm (or water) events**
  - Remediation and Recovery strategies
  - Advanced warning capabilities
  - Training on how to respond; shelter in place vs evacuation

⊕ **What is the Benefit?**

Target hardening can
- ✓ Reduce the occurrence or severity of injuries or loss of life
- ✓ Reduce the likelihood of an incident occurring by making it harder to carry out
- ✓ Reduce risk for the property; financial, legal, and physical
- ✓ Minimize damage to the building and other assets
- ✓ Increase tenant satisfaction and sense of security
- ✓ Increase property usage
- ✓ Increase property value

THANK YOU!