

“Security Assessment of Parking Facilities”

2005 Texas Parking Association Conference

2005
TEXAS
PARKING ASSOCIATION

“SECURITY ASSESSMENT Of PARKING FACILITIES”

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EMERGENCY PLAN

- Locate the **EMERGENCY EXITS** now.
- Attendees **WILL** evacuate in the event of an emergency signal.
- The muster / assembly point will be _____.
- Return promptly upon the “All Clear” signal.



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PRESENTER INTRODUCTION

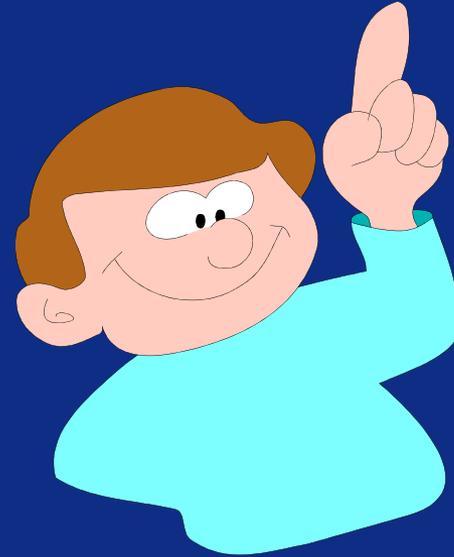


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Feel Free to
Pose Questions
at Any Time!



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OBJECTIVE OF SECURITY

“Reduce the Risk of a Potential Loss to Assets Resulting from Intentional Acts to an Acceptable Level ”



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The ASSET most at Risk for any Parking Facility Owner or Operator is DOLLARS!

The Greatest SOURCE of this Risk is CIVIL LIABILITY from NEGLIGENCE SECURITY!



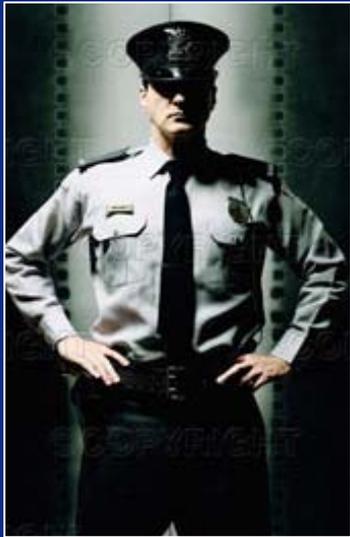
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Hierarchy of Your Worst Nightmare:



- **Murder or any Fatality**
- **Sexual Assault**
- **Assault**
- **Robbery**
- **Property Crime**

- Committed by Security or Law Enforcement
- Committed by Attendant or any Employee
- Committed by any Other Party



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Security Assessment:



- Identifies Vulnerabilities
- Presents Recommendations to Reduce Risk
- Evidence of “Good Faith Effort” to Exercise DUE CARE.
- May Reduce Insurance Premiums
- Protecting People is simply “*The Right Thing to Do*” and is good Governance!

- Courts compare against any “*Industry Standards*”
- Courts compare against “*Common Industry Practices*” for the Same or Similar Facilities.



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**The *Opposition*
to Security is
Known as the
ADVERSARY**



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**Security is
Defensive in
nature.**

**All Defenses are
Predicated Upon a
Pre-Defined *Offense*.**



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A Security Assessment begins with ADVERSARY CHARACTERIZATION:

- **WHO:** People most likely to threaten the assets.
- **HOW:** Tactics & Techniques likely employed.
- **WHAT:** Tools, Weapons & Materials available.
- **WHEN:** Time Periods of greatest vulnerability.
- **WHERE:** Most likely points of attack.
- **WHY:** Adversary Motivations & Objectives.



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Profiling Likely Adversaries Creates the Design Basis Threat (DBT)



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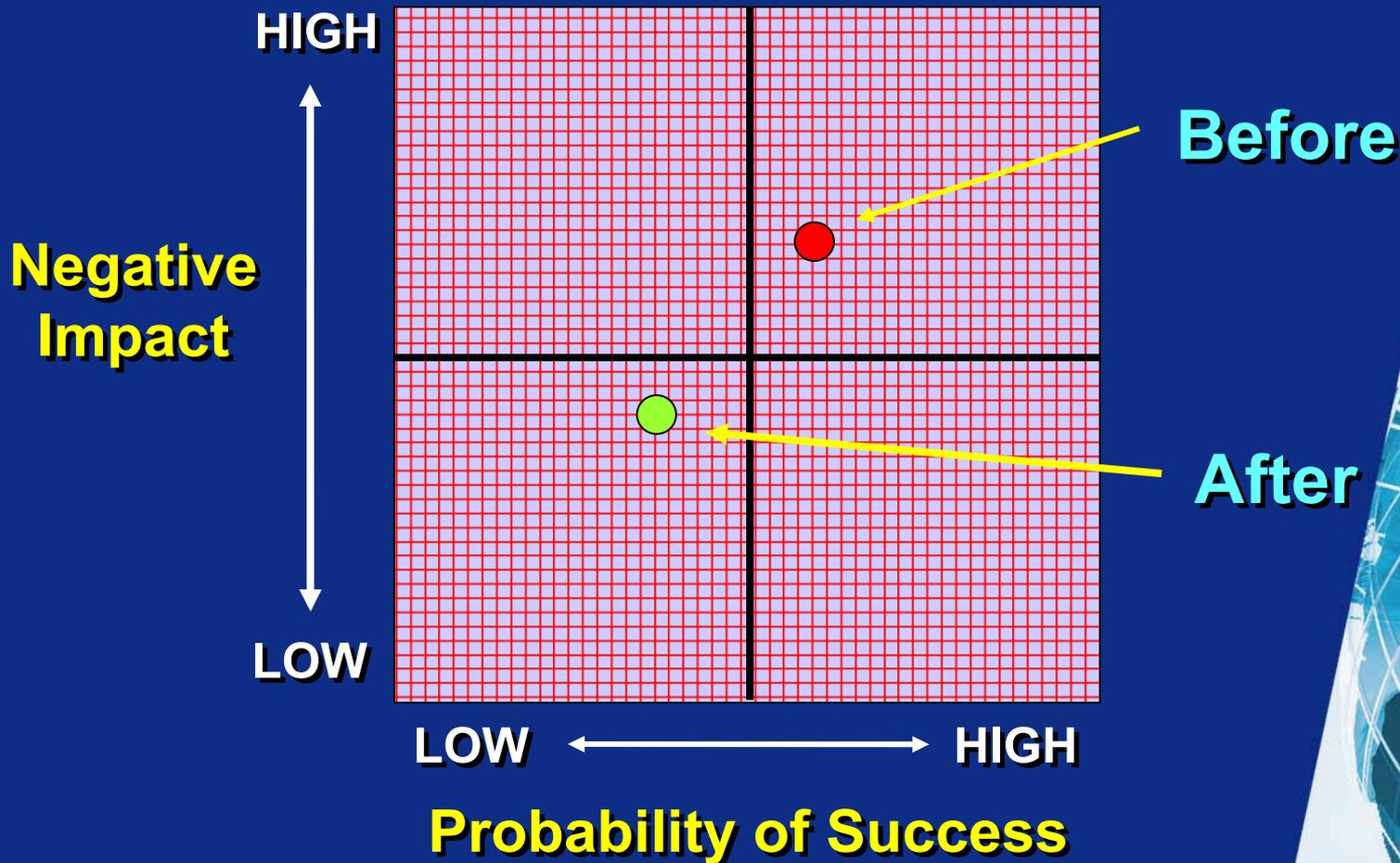
The *Design Basis Threat* is Determined without Consideration of Existing Security Measures & Vulnerabilities.



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REDUCING RISK:



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**Recognizing *Vulnerability*
Requires an Understanding
of the Principles of
Effective* Security.**

****Perception vs. Reality***



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Effective and Comprehensive Security MUST Include the:

- **Architectural**
- **Technological**
- **Operational**

All 3 are Required – None are Effective Independently



ARCHITECTURAL:

Facility Elements that Affect and Impact Security

- **Pedestrian Flow**
- **Vehicular Traffic Patterns**
- **Proximity Of Operations**
- **Structural Issues**



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TECHNOLOGICAL:

Elements and Systems that are Purpose-Specific to Security.

- **Alarms, CCTV, Access Control**
- **Vehicle & Pedestrian Barriers**
- **Emergency Call Stations (“Code Blue”)**
- **Lighting**



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OPERATIONAL:

Policies & Procedures Governing the Behavior of All Persons on the Premises.

- **Security Patrols**
- **Personnel Training**
- **Access Policies & Procedures**
- **Emergency Response**



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THE 6 ELEMENTS OF EFFECTIVE PHYSICAL SECURITY

- **DETERENCE**
- **ASSESSMENT**
- **DELAY**
- **RESPONSE**
- **DETECTION**
- **MITIGATION**



DETERRENCE

**Creating the Perception that the
Probability of a Successful CRIME
is Low.**

**Must be Observable During
Adversary Surveillance.**

- Formidable Physical Barriers
- Visible Security Technology
- Signage
- Presence of Security Personnel
- Adequate Lighting
- Lack of Concealment



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DELAY

Physical Obstacles to a Rapid Arrival at the Target.

- **Formidable Physical Barriers**
- **Locks**
- **Distance**



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DETECTION

Signaling of a Security Breach to Responsible Personnel.

- Alarm Systems
- “Code Blue” Call
- Direct Observation



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ASSESSMENT

The Validation and Verification of the Nature of a Security Signal.

- Closed Circuit Television (CCTV)
- Direct Observation



RESPONSE

Action Initiated as a Result of a Validated and Verified Security Signal

- Dispatch Security Personnel
- Notify Law Enforcement



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MITIGATION

Response Activity Intended to Prevent or Minimize the Loss of Assets

- Repel or Apprehend Adversary
- “Lockdown”



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GAP ANALYSIS:

Comparing the 6 Elements Against the EXISTING Counter- Measures.

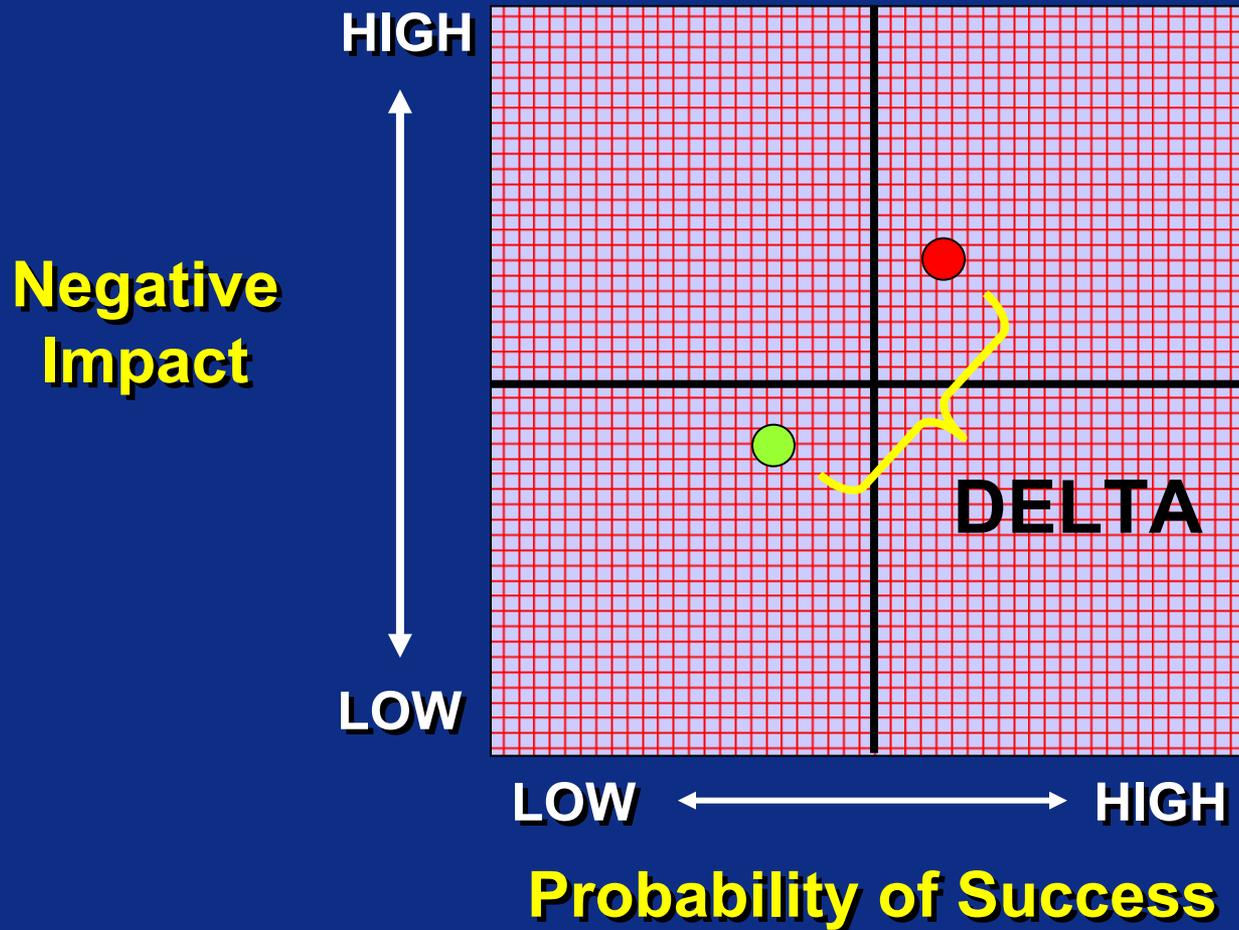
**Applying the Assessor's
Knowledge, Skills, Abilities,
Training and Experience.**



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GAP ANALYSIS Identifies the *DELTA*



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PROGRAM OF REQUIREMENTS (POR):

The GENERAL Measures and Concepts Determined as Necessary to “Close the Delta” form the PROGRAM OF REQUIREMENTS (POR).



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PLANNING & EXECUTION:

The POR forms the basis for designing, budgeting and implementing the corrective action.



CPTED:

Crime Prevention Through Environmental Design

**Proper Physical Design to Create a
Safer Environment and Improve the
Quality of Life.**

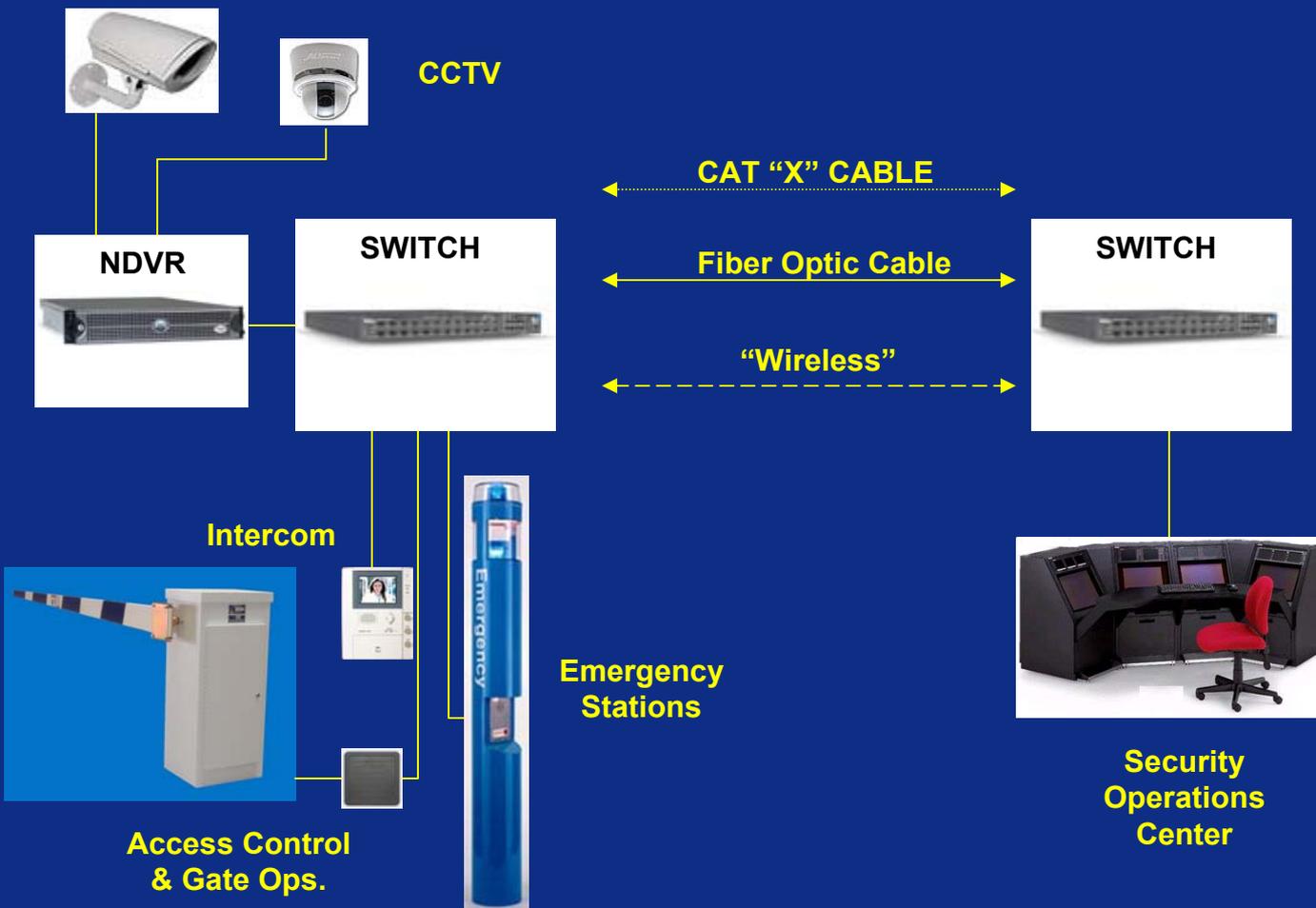


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Retro-Fitting with IP Technology



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The DOWNSIDE of “Self-Assessment”:

- **Absolutely NO CHANCE** of Transferring **ANY Liability***
- May result in **INCREASED Liability** by supporting the “*reasonably should have known*” argument.
- **Unlikely to qualify for “Expert Witness” Status** in Legal Proceedings.
- **Nearly NO CREDIBILITY** with Jurors when Assessor is also the **Primary Defendant**.

* Liability does not automatically transfer to the security consultant.



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COMMISSIONING A SECURITY ASSESSMENT:

RULE #1

**The Owner's LEGAL COUNSEL
Should be the One to Engage
the Security Professional for the
Assessment.**

This is also ALL of the remaining rules!



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COMMISSIONING A SECURITY ASSESSMENT:

BY OWNERS:

To Reduce Risk and Protect Assets

BY CONTRACT OPERATORS:

To Give Owner's "*Prior Notice*" of Potential Vulnerabilities in Effort to Transfer Risk.



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Thank You for your Attendance!

Questions, Answers & Open Discussion

