PROGRESS REPORT ON THE
DEVELOPMENT AND IMPLEMENTATION
OF SECURITY STANDARDS
FOR STATE BUILDINGS

February 2008

PREPARED BY:
Real Estate Services Division
Asset Management Branch and Building and Property Management Branch
In partnership with the California Highway Patrol, Field Support Section
DEPARTMENT OF GENERAL SERVICES
Real Estate Services Division
Supplemental Report of the 2007 Budget Act

OVERVIEW

This report provides information on the status of the Department of General Services’ management of the security of State buildings, and is in response to the Supplemental Report of the 2007 Budget Act, which is as follows:

No later than March 1, 2008, the Department of General Services (DGS), in consultation with the California Highway Patrol (CHP), shall provide to the chair of the Joint Legislative Budget Committee and the chairs of the fiscal committees of each house of the Legislature, a progress report containing the status of the following items: (a) a plan to assist building owners and managers to assess the security requirements of State buildings utilizing assessment methodologies based on CHP’s Safety Services Program and selected site vulnerability assessments; (b) a prioritization of buildings based on an analysis of vulnerability variables including building location, risk, and use; and (c) a program plan for the implementation of building security programs through building owners, managers, and tenants. The DGS shall also coordinate these activities with other interested parties, including the Legislature, Department of Finance, and the Legislative Analyst’s Office.

This report outlines the recommended assessment methodology for building security requirements, types and levels of security assessments, the prioritization of DGS-owned State buildings, and a plan for implementing building security programs.

BACKGROUND

During both the 2006 and 2007 Legislative Budget Hearings, security of State buildings was a topic of discussion resulting from budget change proposals submitted by DGS to fund increases in costs for security guard services in DGS-owned buildings. Currently, the State does not have a standard security requirement for its buildings. Security augmentations have occurred on a sporadic basis and are a result of particular incidents specific to a particular building or State tenant.

As a result of the 2006 Budget Act Reporting Requirement, DGS was required to collect expenditure data on building security. This report, submitted in March 2007, outlines responses for 57 buildings operated by twelve State agencies. Information obtained included a summary by fiscal year, totals for annual security facility expenditures, unarmed security guard contract expenditures, and Budget Change Proposal augmentations requested.

For the 2007-08 Fiscal Year, in response to receiving additional expenditure authority to meet increased building security costs related to an increase in CHP’s master services agreement for unarmed security guards, this supplemental report was added to the 2007 Budget Act.

Standardizing the level of security in State buildings is difficult given the various locations and occupancy of the buildings. Implementation measures would differ for each building based on the analysis of potential threats. For example, in the downtown Sacramento area, State office buildings such as Employment Development Department would not be expected to have the same level of security as the State Capitol. In field locations this also would be the case. As an example, the results of an assessment analysis would differ significantly between Department of Motor Vehicles locations in different crime rate areas.
ACCOMPLISHMENTS TO DATE

Security assessment and methodologies

DGS and CHP met on various occasions during the summer and fall of 2007 to discuss assessing the security requirements of State buildings utilizing methods based on CHP’s Safety Services Program and selected site vulnerability assessments.

As a result of these discussions, DGS and CHP established two types of security assessments, described below:

1. Site Vulnerability Assessments (SVA’s)

   Site Vulnerability Assessments are building studies performed to reduce the risk of losing the operational capability of critical sites in case of damage resulting from all threats and hazards. SVA’s are conducted by CHP teams trained by the National Guard, which has adopted the Homeland Defense Enhanced Comprehensive Assessment Model (HLD-ECAM).

   SVA’s are classified for State building assessments as either Level 1 or Level 2. The criteria for classifying a building assessment is contingent upon the threat level of the area (i.e. demographics and crime rates, geography, terrorist threats, etc.). The levels assumed for each building based on those criteria could change once the CHP begins the assessment.

   (a) SVA Level 1 is a comprehensive, full spectrum analysis of the risks to high profile structures and critical targets, such as the State Capitol or the Ronald Reagan State Office Building. This comprehensive assessment includes a detailed threat analysis, criticality analysis, vulnerability assessment, structural analysis, infrastructure analysis, physical vulnerability assessment, cyber vulnerability assessment and incident response critique. At this level, the assessment is conducted by Division Level 1 CHP Assessment Team. Currently, CHP has 80 trained officers to conduct Level 1 assessments.

   (b) SVA Level 2 is a basic assessment of a lower profile office building and typical field office location such as a local DMV office. This level is focused on a review of the hardening of external and internal infrastructures. This level of assessment is conducted by CHP area personnel. Division Level CHP team members can also conduct Level 2 assessments.

2. Self Assessment by Building Owners and Managers

   This level of assessment is recommended for locations that do not require SVA’s. The CHP Security Recommendations Publication (HPH 100.5) is available to all State agencies to conduct self assessments for evaluating and upgrading security measures. The objective of this publication is to encourage State agency crime prevention coordinators and designees to review security measures at their facilities and make necessary changes to enhance security for State property and employees. CHP also has a pamphlet available to State agencies that outlines a guide to security protocols and a security quick check (reference CHP 1012 pamphlet).
Prioritization of State buildings

From the Statewide Property Inventory, DGS identified 1,168 State-owned facilities in California that were defined as either a field or general office (versus institutions, hospitals, prisons, labs, State universities, etc.). Based on the large number of buildings and wide range of functions, DGS and CHP agreed to focus, at least initially, on larger, general office buildings rather than smaller field offices.

As DGS-owned buildings are occupied by various State agencies performing a variety of government services, DGS requested CHP to review the list of DGS-owned buildings and consider the location and tenants of each building. Of particular importance were any office buildings where any Constitutional Officials occupied space. DGS also identified locations where adjudicated proceedings were held. The CHP reviewed the list and categorized them as SVA Level 1 or 2. The list is attached to this report.

Program plan for the implementation of building security programs

As stated above, DGS and CHP have focused initial assessment efforts on DGS-owned buildings. The CHP developed a tentative schedule for conducting SVA’s for Level 1 DGS-owned buildings. Assessments began in October 2007 with the Ronald Reagan State Office Building and will continue through January 2010. DGS will continue to work with the CHP to incorporate the rest of the DGS-owned buildings not currently on the schedule. As DGS is a reimbursement agency and the CHP does not have dedicated funding for such a large effort, the two departments will explore options to pay for the required services.

The attachment that reflects the Level 1 and Level 2 DGS-owned buildings and schedule also shows those DGS-owned buildings where SVA Level 1 assessments have been completed in prior years. Buildings such as the State Capitol, Elihu Harris State Building, and the Senator William P. Campbell Building (OES) have implemented various security measures based on SVA’s. As SVA’s are conducted for DGS-owned buildings and vulnerabilities are identified, DGS will review and develop risk mitigation plans which may result in future funding requirements.

Next steps in the implementation of a building security program

In order to conduct SVA Level 1 and Level 2 assessments for all State-owned buildings, CHP would require additional resources. As stated previously, CHP currently has 80 trained officers to conduct Level 1 SVA’s and limited area personnel to conduct Level 2 SVA’s. It takes approximately one month for a team of five to seven personnel to conduct a Level 1 SVA and two weeks to one month with one to three area personnel members to conduct a Level 2 SVA.

DGS and CHP are developing a communications plan to notify all State building owners and managers about the program and to help them conduct self-assessments of their facilities using either the CHP Security Recommendations Publication (HPH 100.5) or the Guide to Security Protocols pamphlet. This plan will be completed by June 2008. Additionally, CHP is exploring extending security assessment services to other State agencies through reimbursable services contracts.
<table>
<thead>
<tr>
<th>Building Name</th>
<th>Location</th>
<th>SVA Level</th>
<th>Date of Assessment</th>
<th>CHP Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elihu Harris State Building</td>
<td>1515 Clay Street, Oakland</td>
<td>1</td>
<td>Completed prior to 2007</td>
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<td>Hugh Burns State Building</td>
<td>2550 Mariposa Street, Fresno</td>
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<td>State Capitol</td>
<td>State Capitol</td>
<td>1</td>
<td>Completed prior to 2007</td>
<td>Sacramento</td>
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<tr>
<td>Senator William P. Campbell (OES)*</td>
<td>3650 Schriever Avenue, Mather</td>
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<tr>
<td>Board of Equalization</td>
<td>450 N Street, Sacramento</td>
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<tr>
<td>Ronald Reagan</td>
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<td>Civic Center</td>
<td>350 McAllister Avenue, San Francisco</td>
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<td>Junipero Serra Building</td>
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<td>CalEPA Building</td>
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<td>4th District Court of Appeal</td>
<td>3389 – 12th Street, Riverside</td>
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<td>Secretary of State</td>
<td>1500 11th Street, Sacramento</td>
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<td>Department of Justice Office</td>
<td>1300 I Street, Sacramento</td>
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<td>San Diego State Building</td>
<td>1350 Front Street, San Diego</td>
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<td>Judge Joseph Rattigan Building</td>
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<td>Alfred E. Alquist Building</td>
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<td>Building Name</td>
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