

CHESLEY BROWN ADVISORY

A Newsletter provided to clients and friends of Chesley Brown International, Inc.
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Trends in Office Building Security

What you can do to ensure the safety of your property

Although the world has changed profoundly since 9/11, the death of the high-rise office building has been greatly exaggerated. Although many of the tallest buildings in each city have had little if any rent increases since 9/11 and vacancy rates are high, there are no expectations of a mass exodus unless further attacks on tall buildings occur.

Thanks to American building codes, today's office building design technology reassuringly provides for life safety. Structures designed to the latest building codes are capable of withstanding the powerful forces of earthquakes, wind, gravity,

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Police Substations

What value do they really bring to security at your property?

More and more, police substations are showing up in shopping centers across the country, particularly in those located near major cities or in suburban areas. Property managers often believe that the presence of the police substation will partially or, in some cases, completely substitute for the presence of contract security at the centers they manage. While the presence of a police substation certainly can have benefits, there are costs and pitfalls associated with them as well.

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Private Security Forces in Iraq

Private security is scrambling to keep up with demand

The War in Iraq is bringing retired military specialists out in droves. With the limited number of American soldiers stationed in Iraq, and the growing number of private contractors working to rebuild Iraq's infrastructure, private security companies are quickly moving in to provide added protection. Many are simply trying to take advantage of the situation and turn a quick profit. The U.S.-led Coalition Provisional Authority plans to pay \$100 million over the next year for security at the "Green Zone" complex in Baghdad after July 1st, when U.S. troops are slated to leave and Iraqis take control of the country.

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DID YOU KNOW?

Not properly securing your properties as they are being built can cost your company a lot of money. In the United States, it is estimated that theft from construction sites accounts for more than \$1 billion in losses per year.


Police Substations

(Continued from Cover)

A police substation is essentially a mini precinct that is often placed in a prime space at a retail shopping center. More often than not, rent payments are not collected for this space in exchange for the police presence that they can provide to the property. The substation often serves as a place where police officers can take a break from their regular patrols and fill out paperwork. Substations are not always permanently manned, but those that are can serve as a source of crime prevention information. While many property managers believe that having a police substation at their property will give them 24/7 direct access to police, this is rarely reflected in reality.

A well-staffed police substation offers the benefit of police traffic around the property. This can act as a deterrent to would-be wrongdoers, and can be particularly useful in high crime areas. Unfortunately, the busier a substation is, the more negative elements it is likely to draw to your property. It is not uncommon for complainants to arrive at a police substation in the midst of a heated argument, causing a scene at the property where the substation is located. Also, it may be necessary for an officer to bring an arrested criminal to the substation for processing.

Police substations often create a false sense of security at the properties where they are located. People see the storefront and assume that police are nearby, keeping the property safe. This is rarely the case. Also, police substations can, in some instances, create the opposite feeling, leading patrons to believe that the property is not safe and requires a full-time police presence.

While police substations can provide value to the properties where they are located, they require constant staffing and proper management to be effective. The potential negative aspects need to be carefully monitored and dealt with to ensure that their impact is minimized. Unfortunately, property managers have little control over these issues and must rely primarily on the police force to ensure that they are addressed. 

Officer Spotlight - Jeramy Burkinshaw,

The Gateway

Jeramy Burkinshaw began his career with Chesley Brown International at The Gateway in Salt Lake City while it was still under construction. Through the years, he has worked his way up from his initial position as dispatcher to his current position as Director of Security. Recently, Jeramy was awarded the Security Officer of the Year award from the Salt Lake City chapter of ASIS.

Keep up the good work, Jeramy!




Office Building Security

(Continued from Cover)

fire and most man-made catastrophic events. With this said, future building design codes will be more stringent.

Although some companies have put off moves to inner city high-rise buildings, those in place have not been in a rush to leave. One reason for this is the preference of companies to be in a downtown location that facilitates face-to-face communications with suppliers and customers. Reversing an earlier trend to consolidate locations, many companies are now considering establishing several locations in different cities as a security measure. This would avoid one terrorist hit destroying the entire company's corporate staff, records, etc.

Many larger buildings have doubled their security staffs to have better control over access points, parking garages, and other vulnerable areas. Security staffs are placing more emphasis on Emergency Evacuation Procedures and Training and have updated Emergency Evacuation Plans. Security consultants have been and will be more in demand working with architects and developers putting together project-specific safety and security solutions.

The cost of security is always a factor, and the future trend appears to be leaning towards lean and mean, having the best security for the best price. Value added extras are nice but unless it improves functionality, customer service, and the building tenants' perception of safety, it's not being considered worth the additional cost. 

Private Security in Iraq

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At the beginning of the Iraq conflict, the U.S. military was protecting most of the private contractors. Due to the ongoing “low intensity warfare”, the military has been increasingly occupied with other functions, so these private contractors have been bringing in their own protection. Private security advisors and guards have been progressively more responsible for protecting not only private contractors, but also civilian coalition members, Iraq’s interim Governing Council elite and the country’s vital oil infrastructure. The going rate for security advisors and personnel in Iraq is nearly double what they could make in their home countries, and can be as high as quadruple their normal rate.

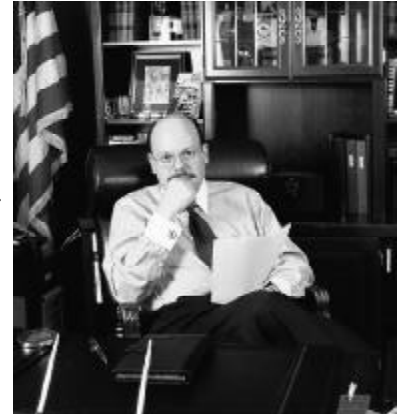
The State Department lists 22 companies that can provide private security in Iraq, and the number is slowly growing. Thus far, the Coalition Provisional Authority has awarded contracts totaling more than \$58 million for security. Many private security contractors hire local help as well as “importing” talent from home. For the locals on the security payroll, training is often minimal or nonexistent. Many companies will hire anyone who can shoot a gun and does not have a criminal record. In Iraq, private security companies are largely immune from US military rules and local laws, giving them a virtual license to kill.

Many native Iraqis hired as security guards by international contractors lack discipline. If they are attacked, many quickly abandon their posts and the people they have been charged to protect. Many simply disappear after their training and first paycheck.

As the country moves towards self-governance, the US military believes that violence in Iraq will increase, thus increasing the need for private security. Because contractors are “easy targets” and insurgents see attacks on civilians as a way of forcing the United States to leave Iraq, it’s only going to get more dangerous for private security companies.

From the Desk of Brent Brown...

In late January was the 55th Presidential Inauguration. Carla and I were fortunate enough to have attended a week of inaugural events in Washington, including the inaugural ball.



Having an opportunity to witness history in the making is an awesome thing. The weather was cold and snowy, and the crowds were overwhelming, yet we enjoyed and appreciated every second.

The security blanket that was laid over the city was an incredible sight. On the evening before inauguration day, the entire city, from the Capitol to the White House was on lockdown. At one point, Carla and I found ourselves stranded a good seven blocks from our hotel, and we couldn’t get there by cab, car or train. A simple stroll was not possible due to ice and snow, not to mention the late hour. Luckily, I was able to talk a couple of wonderful metro D.C. police supervisors into driving us. Carla said it was because I showed them a secret handshake, but the truth is, they were just nice guys willing to help.

Chesley Brown had its inauguration 15 years ago, and although we didn’t arrive with lights flashing or a parade, we have certainly made our presence known.

I am proud of the company that we have created. Serving clients in over 28 states and three countries is very satisfying and humbling, but, in many ways, we have only just begun.

Another proud moment occurred recently when we promoted Brian Wegrzyn to Asst. VP of Client & Public Relations, reporting directly to the senior management team. Chesley Brown has always been client-focused, and this is another commitment from us to keep it that way.

Thank you for the last fifteen years. We have never been more excited about our future. We will continue to lead innovation for our industry with passion and respect.

Semper Vigiles!

Brent C. Brown



When You're Serious About Security...



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