TECHNOLOGY

UPDATE ● UPDATE ● UPDATE ● UPDATE ● UPDATE ● UPDATE

Technology offers security safeguards

BY JOHN MALTZ, SIOR

The r isks of real estate o wnership c ome i n m any forms, but building security is a constant. The forms of such risk vary by property type and location, with the predominant concern being unauthorized personnel access.

Arriving just in time from the defense laboratories of the 90's a broad range of commercial security applications are now available for immediate or soon-to-come installation.

BIO HAZARDS: The threat of a bio-based terrorist attack, or even unauthorized access by individuals

> *'The risks of real estate ownership come in many forms, but building security is a constant.'*

with communicable diseases, remains a high concern of o wners o f shopping, office, a nd i ndustrial c omplexes. Infrared cameras can now scan individuals for disease s ymptoms, s uch a s elevated b ody t emperatures. A new technology coming out of the labs at the University of Wisconsin will provide instant scan capability for biological threats, ranging from small pox to bubonic plague. This DNA-altered diamond film is at the cutting edge of the merger b etween b iology a nd micro-electronics and is expected to b ecome part of standard building security in the next few years.

SCANNERS: Biometrics has taken over the role of identification at property access points. RFID tags the size of a grain of rice can be imbedded in clothing, as well a s an ID t ag, a nd s canned b y a n R FID r eader from more than 6 feet away.

AUTOMATED FACIAL SURVELLIANCE: Can be employed using high resolution c ameras l inked t o s oftware-embedded watch lists to single out unwanted individuals.

FINGERPRINT SCANNERS: Minimized to the size of a credit card and integrated with a USB storage device, these scanners can now be plugged into any computer and can control entry points, internal building areas, and access to computer applications using inexpensive software.

More intrusive ID control methods already extend to eye scans and DNA scans.

PUTTING IT ALL TOGETHER: The brave new world o f p roperty s ecurity w ill c onnect a n a rray o f surveillance, scanning, and identification nodes to control elevator access, sprinkler and burglar alarms, exit and entry points and times, and positioning and routing of security personnel.

Public access properties, such as shopping centers, sports stadiums or office complexes, will have digital and infrared scanning cameras linked by LAN and microwave to multi-gigabyte processing centers capable of detecing a theft or assault in progress or the arrival of an unauthorized vehicle or individual. Entering i ndividuals will b e greeted by name a s t hey a re scanned at each seemingly u nsecured e ntranceway.

Those w ithout b iometric ID w ill be d elayed. Elevators and equipment rooms will open at the touch of a finger to authorized personnel. Bio and chemical sensors will control shut-down and exhaust actuators on all air-handling equipment, while security personnel tracked with GPS from the central security office will have portable scanners capable of individual identification, metal detection, etc.

UNINTENDED CONSEQUENCES: With security technology providing such awesome capabilities for risk management, the standard of performance required by owners to avoid liability will be both high and expensive to reach