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Almost one year after that horrific day, building owners and managers still face many decisions about a fundamental issue: how to anticipate, prevent and - if the worst should happen manage catastrophic events in or near their buildings.

It's unlikely the typical worker in Connecticut's and Westchester's suburban office complexes, or even in their downtown centers, considers his or her building a terrorist target. But since Sept 11, building owners and managers have had to act as though their buildings could be.

"Our first priority is always to protect people and assets," says Peter Holland, senior vice president and chief procurement officer at The Hartford Financial Service Group. "That priority has never changed, but Sept. 11 reinforced the need."

Holland is a member of the Connecticut-Westchester branch of *CoreNet* Global, an organization of business leaders engaged in the strategic management of real estate for major corporations worldwide. Building security issues became more visible and more complicated in Sept. 11's aftermath. There's good reason. In a world in which random physical or biological attacks are a fact of life, virtually all building functions, including power generation, air intake and delivery service, have become critical security issues.

SECURITY ISSUES

Questions abound. How much are we Americans willing to compromise our freedom of movement in the name of greater security? How do building managers distribute the cost of additional security, especially in buildings or campuses with multiple tenants whose security needs vary? And how much is security a matter of perception vs. reality?

Though there are few black-and-white answers, *CoreNet* leaders identify the following as the more prominent security issues building owners and managers face in a post-Sept. 11 world:

Employee locations. A year ago there would have been little debate about the financial and productivity benefits of locating thousands of employees at one site. That's all changed.

The World Trade Center's destruction tragically revealed the risks of clustering large groups of employees in a single location. Many Manhattan-based companies began seeking space in lower profile sites immediately after Sept. 11 as a preventive measure, even if they hadn't lost any employees.