



Commercial Real Estate Council

December 2007

Commercial Real Estate Council Members

Keith Kambic, CPP
Chair
Mark Wright-
Vice-Chair
Sean Ahrens, CPP
Dennis Byerly, CPP
Louis Caravelli, CPP
Jack Dowling, CPP, PSP
John Harris, CPP, PSP
John Hewitt, CPP
Charles Hutchinson
Glen Kitteringham, CPP
Timothy O'Brien, CPP
John Petruzzi, CPP
Alan Snow, CPP
Marianna S. Agee, CPP
William Strother, CPP
Carlos Villarreal
John R. Beardseley

Chairman's Corner:

Another year has come and gone, and most of us are busy preparing for the New Year and the new challenges that face us. Hopefully, we all can reflect on the positive accomplishments that were achieved throughout this past year. These accomplishments often include family and friends, personnel and professional goals that were set at the beginning of the year and achieved. As I reflect on the past year as the Council Chairman and the achievements that have been made by our council, there have been many. Some of these accomplishments include the knowledge diversification through new members, numerous articles and presentations by our members and council, participation in the development of the Critical Infrastructure Resource Guide; but most importantly the bonds and friendships that were forged between common men and women with common goals. It is too often that we lose sight in this hectic world the bonds that draw us together, not only personally, but for most of us in ASIS International, professionally. These bonds were recognized, fortified and continue to grow in the Commercial Real Estate Council through our friendship and knowledge. As I pass the Chairman's gavel to Mark Wright and Glen Kitteringham, I am confident and comfortable that we as a Council will continue to flourish for years to come. To the members of the council, I owe them heartfelt gratitude and thanks for the past year and I look forward to working with them for many years to come. Happy Holidays to all and God Bless.

Keith Kambic, CPP

Change in Leadership

As we approach the end of 2007, we are making a transition of council leadership and I am happy to follow Keith Kambic, CPP as council chairman with Glen Kitteringham, CPP stepping in to fill the vice chairman role for 2008.

During his time as council chairman, Keith was an energetic and effective volunteer leader who exemplified the professionalism sought by ASIS International. It has been a privilege to serve with Keith over the past two years, sharing in the promotion and fulfillment of council goals.

Going forward, Keith will continue to fill an active role on the council, heading up the work of three vital committees and representing the council within the ASIS Critical Infrastructure Working Group.

Speaking for all the members of the Commercial Real Estate Committee, we want to express our sincere appreciation and respect.

Thank you Keith Kambic, CPP for a job very well done!

New Member profile: John Beardsley



After earning his Bachelor's Degree in Law Enforcement Administration from Western Illinois University, John started his security career with a major Chicago based retailer. During this time he earned his Master's Degree in Criminal Justice from Lewis University. He continued his career with a major security alarm contractors where he designed large systems and project managed their installation. John is currently in his twenty-fourth year within the security field and currently holds the position of Director of Security Systems and Resources for General Growth Properties. John is also a member of Harper College Maintenance Technology Advisor Committee.

As a member of the Commercial Retail Estate Council I hope to share my experiences while working with the other council associates in developing practices to communicate these with other ASIS members.

Member

Activities:

Jack Dowling, CPP, PSP, has been busy over the summer and has completed two book reviews; those being Jane's Facility Security Handbook, Second Edition and Strategic Security Management: A Risk Assessment Guide for Decision Makers which appeared respectively in the July and September issues of Security Management. In addition, Jack presented October 15, 2007 at the National Safety Council 2007 Congress & Expo in Chicago, Illinois. The topic of his presentation was entitled: "Security Liability - Issues and Answers".

John Petruzzi, CPP has been named to the Advisory Board of ASIS International's CSO Roundtable. Throughout 2008 the CSO Roundtable will be launching new programs and content for the members of ASIS International who occupy the most senior security position at their company. Detailed information will be distributed to the membership in the first quarter of 2008. John was also interviewed and highlighted in the "Corporate Security" bi-weekly newsletter.

Glen Kitteringham, M.Sc., CPP, has been named Chair of the International Advisory Board for IFPO International effective December 1, 2007. He also had a book review published in the November issue of Canadian Security entitled 'The Big Lie: On Terror, Antisemitism and Identity'. In addition, he is chapter writer/contributor the 3rd edition of Security Supervision and Management published by Elsevier Butterworth-Heinemann.

Dennis Byerly, CPP, CSEM conducted a five television interviews on various security related issues including CBS on 'The dangers of "Couch Surfing"', Fox on 'Home Safety' and 'Personal Safety/Bank Robberies' Channel 10, a local station on 'CAI/Personal Safety' and 'CAI/HOA/Property Management Safety Programs'.

Louis G. Caravelli, CPP presented a program on Policies and Procedures to the American Hotel and Lodging Association on November 28, 2007. The attendee's were major hotel risk managers with the program leaning toward mitigation of risk through quality policies and procedures.

Sean Ahrens, CPP, CSC participated in a panel discussion and presented at the Chicagoland Water and Wastewater Preparedness and Business Resiliency Summit in Chicago, Illinois on November 28, 2007. The topic of the panel discussion was entitled: *Building a Business Case for Private Sector Involvement in Water Preparedness – Learning from Past Experiences and Planning for the Future.*

Alen Snow, organized and facilitated the Boston Area Private/Public Sector tabletop simulated emergency exercise on December 14, 2007. This included over 130 participants from the private and public sectors. This exercise was more of a discussion and question and answer information sharing session, rather than a practice exercise. Planners used the federal government's recent TopOff 4 exercise as the basic scenario, a "dirty bomb", and applied it to the Boston area. One of the overriding lessons learned themes of the TopOff 4 exercise continued to reinforce the concept that reaction and response to these type incidents is driven by local and state agencies. Participants include the City of Boston: Police, Fire, EMS, Mayor's Office of Emergency Preparedness, Commonwealth of Massachusetts: MEMA, MBTA, State Police and federal agencies including FEMA, ATF, DHS, EPA, and the FBI. Private Sector participants included Commercial Real Estate, Financial Institutions, Law Firms, Hotels, Hospitals, Public Venues – Convention & Shopping Centers, Multi-Residential, Colleges/Universities, Religious Organizations, Security Services, Public Relations, Security/Risk Management Consultants.

Laptop Theft in the Commercial High Rise 2007 Survey:

With the end of the year, the BOMA Calgary Public Safety Committee is finalizing the capture of data on their 3rd annual Laptop Theft Survey. Unfortunately, there were another 90 or so incidents where more than 120 laptops and LCD monitors were stolen from across the downtown core of Calgary. This year, an additional aspect of the survey will include the results of an in-depth interview with a convicted laptop thief. This individual approached the BOMA group after release from prison to share his experiences and insight into this ongoing criminal activity. While he simply confirmed a considerable amount of knowledge that had been gained from the past 3 year's in-depth study, he also offered a fascinating glimpse into his personnel experiences. By personal accounts, he was responsible for hundreds if not thousands of laptops thefts. He worked a considerable amount of time with a partner, and if that was not enough, he stated that he trained three juveniles in his break and enter techniques and then set them to work. He acted as a fence for their stolen merchandise. He also stated that when he worked with a partner, which was 70% of the time, they would steal as many as 25 laptops in an evening. They would bring them down to a central repository near the ground floor, such as a 2nd floor washroom, making several trips until they had their quota. They would then leave the building to a waiting vehicle just outside the building. In addition to a driver, this prolific laptop thief stated he had another accomplice that he would take the laptops to whose sole purpose was to crack password protected units and other software protection programs. He believed that every unit that he turned over to his fence went overseas but he said he did not know where. He stated he would go after the bigger buildings simply because the bigger they were, the more targets would be in the building. He stated, that has been confirmed by other laptop thieves that a fair amount of pre-theft surveillance would go into a theft job. He would enter the site by day, bringing along a clipboard. Usually, he would access a company, walking around looking up at the roof and writing on the clipboard if approached. The bulk of the interview will be presented with the 2007 Laptop Theft Survey in Commercial Properties in the spring of 2008.

Laptop thief rating of security measures from most effective to least effective:

Dead bolts	1
Astragals	2
Metal doors	3
Tenant's internal security procedures	4
Lobby CCTV	5
Building CCTV	6
Building security procedures	7
Security Guards	8
Electro Magnetic locks	9
Wooden doors	10
Glass doors	11
Stairwell doors	12
Card Readers	13
Electric Strikes	14



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