



Full basement inspections: Water-flow sensors and standing water indicators getting positive votes

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It just stands there... a nightmare that reflects light!

In many years of managing security services contracts, water leaks continue to be an issue that creates havoc. No matter how new a facility is and even if critical systems are now on the 9th or 10th floors, when water enters where it's not supposed to, the net result isn't pretty.

In moves to conserve electrical use, perhaps there are areas of a facility's below-ground that are now only lighted on an "as needed" basis. Sometimes, compact fluorescents take long enough to become bright, so that officers checking the area during regular rounds might totally miss seeing water when it first begins pooling.

Whether water is driven in during unusual weather such as Superstorm Sandy or there is a plumbing problem that isn't apparent the moment it occurs, the results are messy.

Of the areas where technology can do a better job than people, water-flow sensors and standing water indicators are two that get positive votes from just about everyone. Sure we build post orders with continuing requirements to do physical checks for leaks, standing water, wet ceiling tiles, and do full basement inspections - but digital notifiers can be money-savers.

In large facilities, where there is only one complete patrol per shift, the digital alert can mean the operations center receives specific information to give facility managers, no matter when a problem occurs in a 24-hour period. It is one area where getting the right person on the job quickly can make the most significant difference in costs for repair, replacement and cut the probability of mold and mildew.

These sensor systems may be standard in newer buildings with controlled and monitored environments. But the technology to retrofit almost any space is available across the board and has become reasonable.

Over the winter months, another area of concern for our officers on tours is to be checking for signs of intruders - whether the 4-legged type who leave small physical trails or tiny chewed sections in a corner of a wall, and sometimes potential two-legged intruders: people just trying to stay out of the cold and attempting to make unauthorized entry. Those issues don't change one year to the next.

Another area we find makes sense to include in our officer instructions and monitor in their reports on a regular basis: the interior climate on each floor and throughout buildings. The information is generally logged at the operations desk. This log can assist facilities managers in addressing the chief complaint that was isolated in a recent FacilitiesNet Building Operating Management survey. Apparently many tenants either complain about being too hot or too cold. It was the single biggest complaint - with 68% of survey respondents (building managers) saying it is their No. 1 issue.

So, we encourage using technology where it can quickly notify us about nightmares such as leaks and certainly focus on using human observation where it is the best indicator. Our independent

corroboration about how comfortable a space is in terms of heating and cooling can help facility managers who, after working through the best balances in their systems, may still be dealing with tenants' unreasonable temperature requests.

For more tips and additional information about simple ways to implement better security for your organization, visit Doyle Security Services online at www.dss-securitysolutions.com

We stand ready to be of service!

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