



Top 30 Questions a High-Rise Building Tenant Needs to Ask to Keep their Families Safe

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If you are a resident living in a high-rise building or a commercial tenant leasing space, you should know how the safety and security measures at your building compare to similar properties—because you don't want to expose your family or your employees to unnecessary risk. Because fires, intruders, and weather events can happen, you want to be prepared so you know how to react in an emergency.

Think about your current building to establish a baseline with the **30** most important questions that every high-rise building needs to ask:

1. What company owns the building and property? Do you have a point-of-contact?
2. What company manages the building and property? Do you have a point-of-contact?
3. Where is the nearest police station? How far away in time and distance?
4. Where is the nearest fire station? How far away in time and distance?
5. Where is the nearest hospital? How far away in time and distance? Is it a trauma facility?
6. Who rents space (apartment, retail)? Are there both residential and commercial occupants?
7. Who owns space (condominium)? Are they renters, owners, or both?
8. What contract services are offered, such as security, landscaping, cleaning, maintenance, parking, and management?
9. Is there a parking facility? Underground, enclosed above ground, or in an open lot?
10. Who has access to parking? Public or private? How is access controlled?
11. What are the visitor management policies and procedures? Do guests need to check in?
12. Are tenants contacted to confirm visitors, services, and deliveries? Are guests and contractors issued badges?
13. What is the scope of background screening for building employees, proprietary workers, and contractors (e.g., criminal searches, drug testing, education verification, previous employment)?
14. What on-site medical supplies does the building have? Are any staff certified emergency medical technicians?
15. Do card readers control access? What technology is used in the employee badge to control entry and ensure only authorized people can access the building?
16. Does the building have an automatic sprinkler fire suppression protection system?
17. How often does the fire department inspect the building to ensure code compliance?
18. Does the building have an intrusion detection alarm system, such as glass sensor alarms, door contacts, window contacts, and/or motion detection?
19. Who monitors the alarm system? Who does the system alert in case of an emergency: alarm company, tenant, front desk, fire department, and/or monitoring station?
20. Does the building have video surveillance cameras? If so, how many cameras and where are they located?
21. Do the cameras have infrared illumination, motion detection, and/or video analytics?
22. Are the cameras linked to the front desk, alarm company, or monitoring station?



23. Does the building have a panic alarm system? If so, where are the alarms located? Is the system linked to the front desk or a monitoring station?
24. Does the building have physical barriers limiting access to the property (walls, fencing, barricades, people gates, and vehicle gates)?
25. Where are the outdoor lights located, and do they have contingency power through battery and/or generator?
26. Does the building have an emergency backup generator? If so, what type of power source does it use? What systems does the generator power?
27. How long can the generator operate? Who conducts the maintenance of the generator and how frequently is it tested?
28. Are mail or packages screened? Where does the screening occur? Is X-ray, chemical detection, and/or irradiation used?
29. Does the building have a site-specific all-hazards emergency management plan? Is the plan NIMS and ICS compliant?
30. Have you had a professional, independent and comprehensive residential security assessment to ensure your building has polices and procedures that offer a planned protection against, and a recovery to, any type of nefarious event? (If not, The Lake Forest Group can help!)

Because a “good” program can put your people at risk, The Lake Forest Group knows how to combine multi-disciplinary involvement, sufficient resources, appropriate policies, and external support to take your security program from good to excellent. Through an independent lens, we evaluate your current operations to identify potential vulnerabilities to make unfavorable and accidental incidents less likely to occur—and make you more prepared if they do.

The Lake Forest Group offers subject matter expertise that supplements and enhances existing security programs by tailoring best practices to each unique situation and setting. As your trusted partner, we offer expert counsel on all the security-related decision making you will face.

The Lake Forest Group can serve as a de facto clearinghouse for vetting, testing, validating, and ultimately recommending strategic options and products based on our collective experiences in the law enforcement, security, legal, technology, and human resources fields that will keep you safe.

Over a 30+ year career with the Skokie Police Department, United States Secret Service, National Basketball Association, Hillard Heintze, and as the current Owner and CEO of The Lake Forest Group, Mike Verden knows how to safeguard people, property, and assets. We look forward to partnering with you and helping to ensure a safe environment for you, your families, or your tenants. Contact Mike Verden at gmv@lakeforestgroup.com or 312.515.8747 to find out more—or share these tips with someone you care about.

More Information to Keep You Safe

For an overview of security concerns of high-rise residents and tenants and why this list of questions matters, download our 4 Areas a High-Rise Building Tenant Needs to Consider to Avoid Risk—and Keep their Families Safe at <http://lakeforestgroup.com/services/residential-security-assessment/>.