PROCURING A CONSTRUCTION SITE SECURITY VENDOR

SITE SECURITY SYSTEMS, LLC

SUMMARY

Construction projects face a unique set of security challenges – theft, vandalism, unauthorized access, safety risks, and insurance exposure.

Robust technology-enabled security systems can mitigate these risks, reduce project delays, and even influence insurance terms.

This guide helps you make informed decisions when procuring a construction site security vendor by outlining key requirements, technology types, connectivity needs, cost considerations, and insurance alignment.

● Theft Prevention
● Insurance Compliance / Builder's Risk
● Safety and Liability Reduction
● Project Continuity / Schedule Protection
● Documentation and Reporting
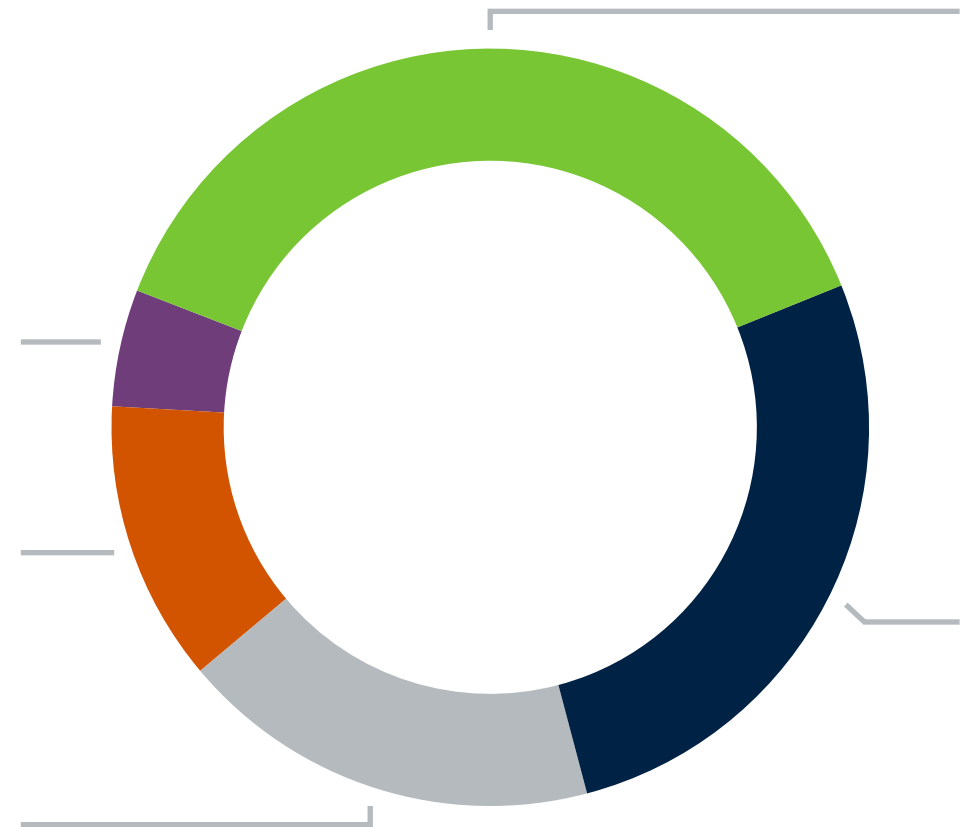
WHY CONSTRUCTION SITES INVEST IN SECURITY

TABLE OF CONTENTS
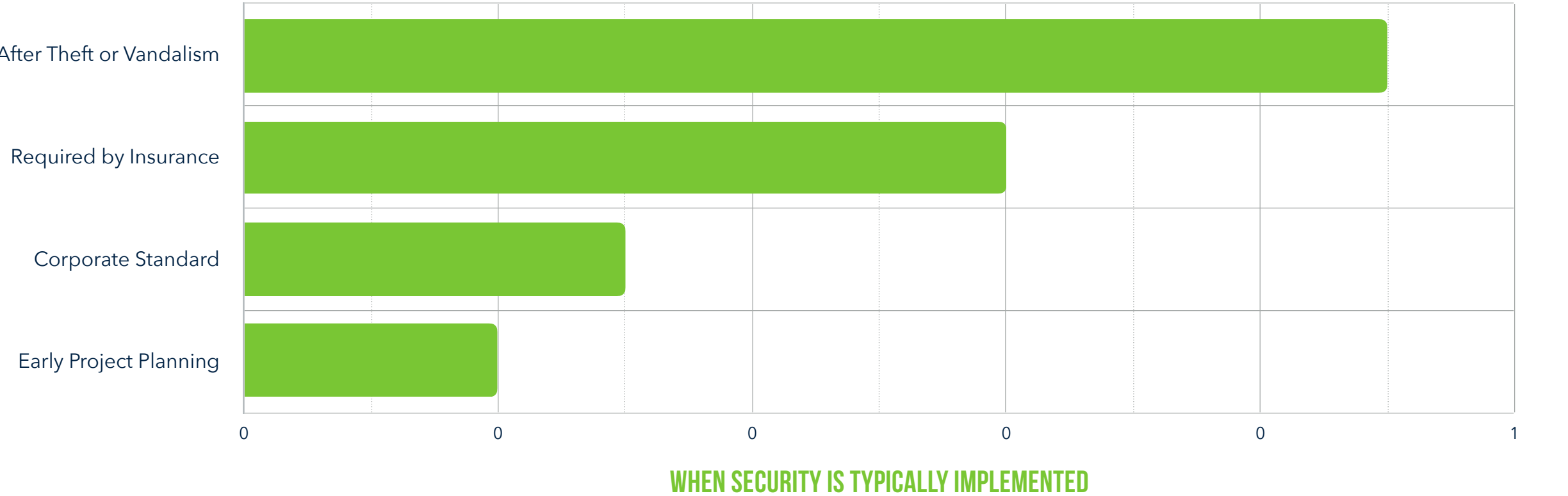
CHOOSING THE RIGHT SOLUTION

Security procurement should start with a clear understanding of your site's vulnerability profile – size, location, value of assets, project timeline, and the regulatory or insurance obligations tied to your project.

With construction theft costing the industry hundreds of millions to more than a billion dollars annually, prevention is often more cost-effective than recovery.

A strong security vendor should provide continuous site protection, high-quality surveillance technology, connectivity solutions, and data to support risk management and insurance compliance.

After Theft or Vandalism	
Required by Insurance	
Corporate Standard	
Early Project Planning	

0   0   0   0   0   1

WHEN SECURITY IS TYPICALLY IMPLEMENTED

CONSTRUCTION SITE SECURITY TODAY

Construction sites are transient environments with shifting perimeters, crew workflows, and valuable equipment left exposed after hours.

Traditional security guards alone are often insufficient given the scale and complexity of many modern sites.

Remote, technology-driven solutions that detect, deter, verify, and alert have become the industry standard.

Key threats include:

- theft of tools, materials, and equipment

- vandalism and unauthorized entry

- safety incidents and hazards

- environmental risks (fire, water, weather)

- liability and insurance exposures

- project delays and budget impact

5

Construction sites face increasing risks due to:

- open perimeters
- high-value materials
- minimal overnight staffing
- remote or temporary infrastructure

MOST COMMON CONSTRUCTION SITE INCIDENTS
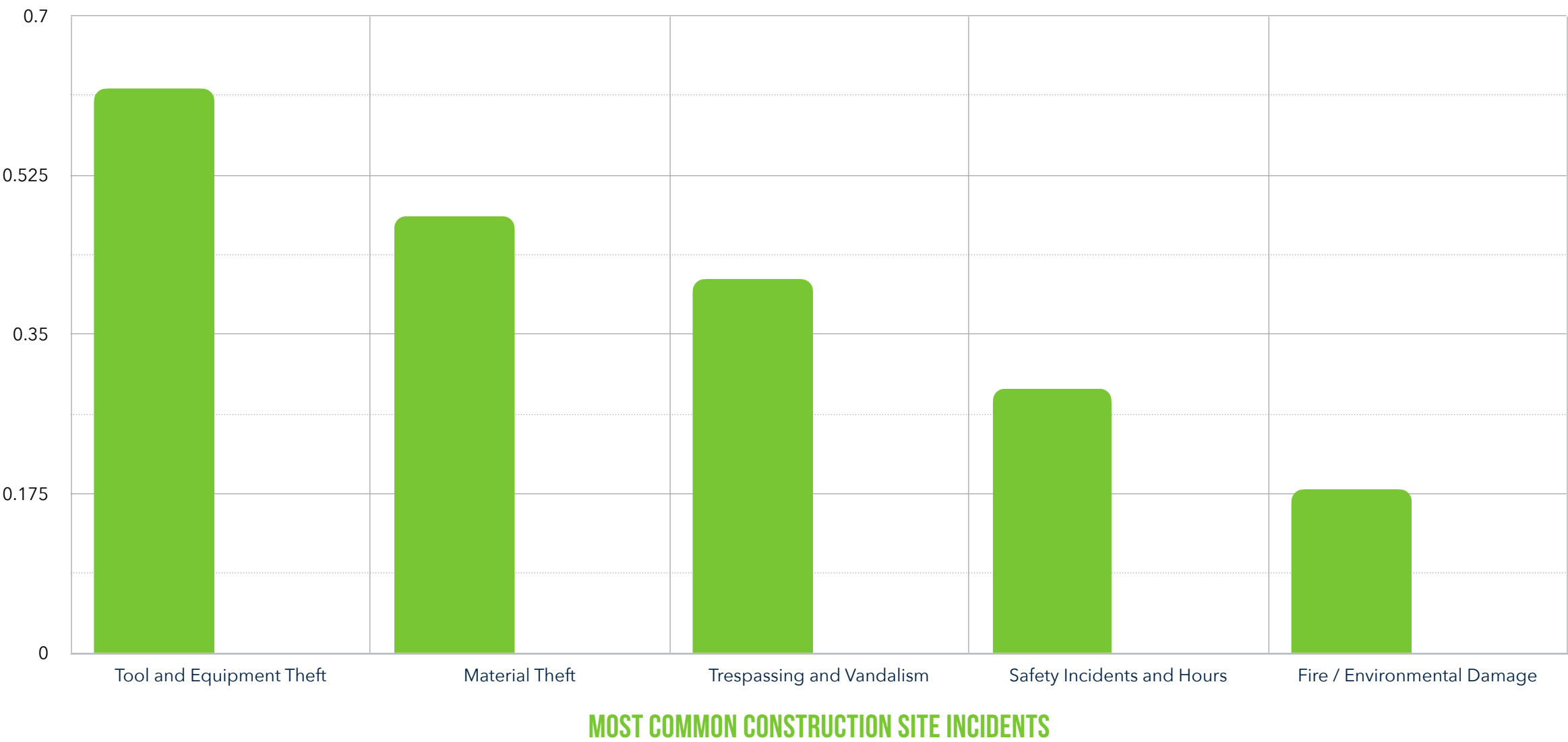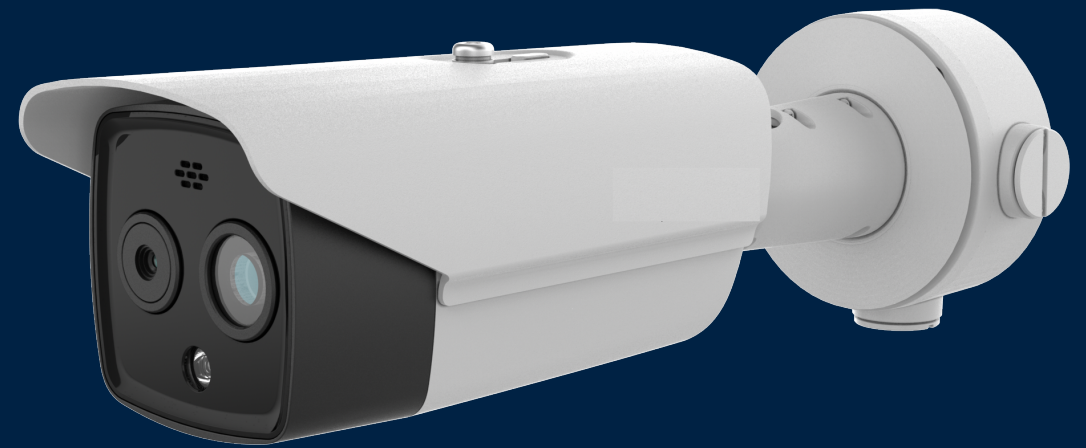
CHOOSING THE RIGHT TECHNOLOGY

Thermal Cameras

Modern sites rely heavily on video surveillance – but not all cameras are equal.

Thermal cameras excel for early detection of intruders in complete darkness or harsh visual environments – a key advantage for wide open construction perimeters.

Why thermal matters on construction sites:

- detects heat signatures even when lighting is absent

- functions effectively through dust, rain, or smoke

- offers earlier intrusion detection before an incident escalates

- reduces blind spots that traditional or IR cameras struggle with

CHOOSING THE RIGHT TECHNOLOGY

Connectivity: 5G and Job Site Wi-Fi

Mobile connectivity (5G) and dedicated Wi-Fi are increasingly important for:

- continuous video streaming: high-resolution feeds require bandwidth
- remote viewing: project managers and stakeholders may need real-time access
- AI and cloud analytics: processing and alerts often rely on fast data uplinks
- IoT integration: connecting sensors (environmental, access control) and alerts

5G offers high speed and low latency, ideal for large video streams and rapid alerts.

Job site Wi-Fi ensures crew devices, tablets, and systems stay connected for operational efficiency.

ADDITIONAL FEATURES AND STRATEGIES

AI and Analytics:

The latest systems offer AI to distinguish vehicles, people and motion.

This drastically reduces false alarms compared to simple motion detection. Analytics can prioritize threats and streamline responses.

Beyond core cameras and connectivity, consider:

- Remote live monitoring: 24/7 professional monitoring for verified response

- Lighting and deterrence systems: integrated alarms or lighting triggers

- Access control systems: gates, turnstiles, credential checks

- Environmental sensors: fire, water, heat sensors tied to alerts

- Time-lapse and progress documentation: useful for stakeholders and audits

CONSIDERING COST

Costs vary widely based on the level of technology, coverage area, and monitoring services.

When comparing proposals:

- break down hardware vs. service vs. support vs. connectivity
- understand whether installation, maintenance, and upgrades are included
- evaluate ROI in terms of loss prevention and project continuity

Remember: one theft incident, costing on average tens of thousands of dollars in equipment loss, can quickly outstrip annual security investment costs.

$30,000

average annual construction site security investment

$60,000

average construction site theft incident loss

>$100,000

major theft event (equipment and materials)

INSURANCE CONSIDERATIONS

Builder's risk insurance often comes with specific site security requirements.

While each carrier might differ, underwriters typically expect:

- Perimeter surveillance covering the full site

- Cameras capable of operating in low/no light (often infrared or thermal)

- Remote monitoring and quick alert escalation

- Documented power redundancy (power backup)

- Proof of daily logs or recorded footage retention

Industry underwriting sources note carriers demand credible, consistent surveillance, sometimes stipulating specific technology capabilities to reduce overall risk exposure.

Preferred Vendor Status:

Some insurers and specialty underwriters such as TechnicalRisk Underwriters, Striior, and Rokstone Underwriting may have vendor qualification requirements tied to equipment standards, monitoring practices, and reporting.

Always confirm vendor compatibility with your insurer before procurement.

FINDING THE RIGHT PARTNER

A vendor should be a long-term partner — not just a one-time installer.

When evaluating a vendor, assess:

- track record across various construction types (residential, commercial, infrastructure)
- references from other project managers
- support and maintenance responsiveness
- customization and scalability
- insurance compliance support
- training and documentation for your team

Legend:
- Technology Reliability
- Insurance Compliance Knowledge
- Monitoring and Response
- Service and Support
- Cost
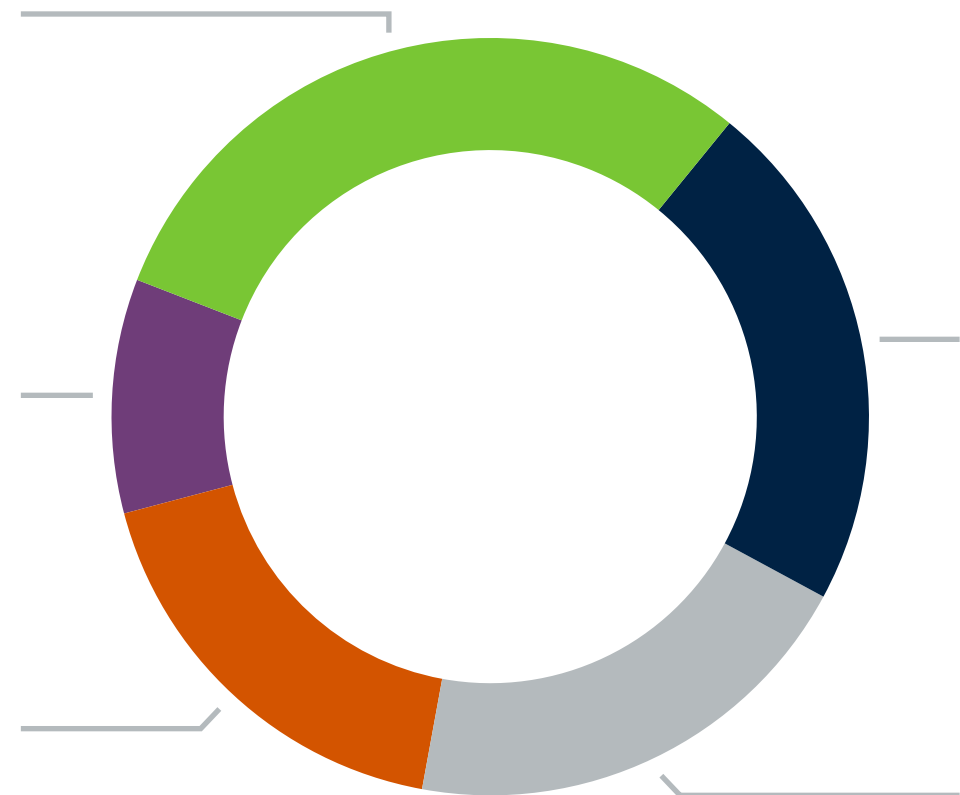
TOP VENDOR SELECTION CRITERIA

SETTING EXPECTATIONS

When contractually engaging a vendor, clarify:

- installation timelines and site preparation needs

- coverage expectations (perimeter, buildings, assets)

- alert protocols and escalation procedures

- reporting cadence and dashboard access

- support hours and emergency response capabilities

Regular reviews (monthly/quarterly) help ensure alignment as the project evolves.

CHECKLIST FOR PROCUREMENT

Site Assessment

☐ Defined area of coverage

☐ Value of assets and highest-risk periods identified

☐ Power and connectivity availability mapped

Technology Requirements

☐ Thermal imaging capability

☐ Infrared/optical camera integration

☐ AI analytics and motion discrimination

☐ 5G and Wi-Fi connectivity coverage

☐ Redundant power and backups

Vendor Evaluation

☐ Proven industry experience

☐ Insurance compliance guidance

☐ Remote monitoring capabilities

☐ SLA detail (uptime, response time)

☐ Training and documentation

Cost and Contracts

☐ Transparent pricing breakdown

☐ Installation timeline

☐ Warranty/maintenance terms

☐ Termination and upgrade policies

Insurance Alignment

☐ Meets builder's risk requirements

☐ Supports claims and footage access

☐ Underwriter validated technology

CONCLUSION

The most effective construction site security programs are those that are technology-driven, insurance-aligned, and proactively managed.

Leveraging advanced surveillance systems, access controls, and real-time monitoring, these programs do more than deter theft — they actively safeguard assets, reduce operational disruptions, and enhance workforce safety.

By making security decisions strategically rather than reactively, organizations protect valuable equipment, maintain project schedules, and strengthen risk management frameworks that align with both insurer expectations and long-term organizational goals.

Proactive, thoughtfully designed security is therefore not merely a protective measure, but a critical investment in sustaining project success, minimizing risk exposure, and ensuring the ongoing safety and productivity of every construction site.

ABOUT THIS EGUIDE

At Site Security Systems, we know your job sites are more than just projects: they're people, progress, and hard work coming to life. That's why we're here to help you protect what matters most. From preventing theft and vandalism to keeping your crews and materials safe, we deliver peace of mind through intelligent, AI-powered security systems, 24/7 live monitoring, and dependable job site connectivity. Whether you're building homes, commercial spaces, or critical infrastructure, our solutions give you the visibility and control you need — anytime, anywhere. We keep watch so you can keep building. And with our reliable connectivity, your teams stay informed, your sites stay secure, and your projects stay on track.

Because at the end of the day, we're not just protecting your job sites: we're protecting your progress.

For more information, visit sitesecuritysystems.com.