

ECAM

PROTECTING PROJECTS. REDUCING RISK. KEEPING CONSTRUCTION MOVING.

A Proactive Security Guide for Modern Construction Projects

WHAT'S HAPPENING IN CONSTRUCTION?

Construction jobsites face a unique combination of security, safety, and operational risks. Valuable equipment, tools, copper, appliances, and building materials are often stored across large, constantly changing sites with temporary fencing, limited lighting, and little overnight staffing.

While theft remains the most frequent concern, the consequences of a security failure can extend far beyond the value of what is taken. A single incident can interrupt work, delay critical project milestones, create liability exposure, increase insurance costs, and put the entire project at risk.

Builders Risk requirements are also influencing when contractors begin thinking about security. More project teams are planning protection during the bidding and budgeting stages rather than waiting until an incident has already occurred. This allows security costs to be built into the project, compliance needs to be addressed early, and coverage to evolve alongside construction.

This guide explores the risks facing modern construction projects and outlines how proactive monitoring, mobile surveillance, real-time intervention, and turnkey support can help protect materials, schedules, budgets, and teams from groundbreaking through completion.



BY THE NUMBERS

$300M—$1B EQUIPMENT THEFT LOSSES

Across the U.S. each year

$6,000 AVG. THEFT LOSS

Per construction incident

11,000+ EQUIPMENT THEFTS

Reported annually nationwide

$42,000 AVG. LOSS FROM STOLEN TRUCKS

At construction sites

LESS THAN 7% RECOVERY RATE

Across construction theft targets

5,000+ FIRES EVERY YEAR

At buildings under construction or renovation

* https://www.travelers.com/business-insurance/inland-marine/construction/contractors-equipment
** https://www.travelers.com/resources/business-industries/construction/mobile-equipment-dealer
*** https://etsu.elsevierpure.com/en/publications/an-exploratory-look-at-thefts-from-construction-sites/
**** https://community.nfpa.org/news/11450427

CONSTRUCTION JOBSITES ARE HIGH-VALUE TARGETS

Construction sites are designed to build and change quickly, but those same characteristics create significant security exposure. Materials arrive daily, subcontractors move through multiple access points, temporary fencing shifts, and valuable assets are often left unattended overnight.

The risk also changes throughout the life of the project. Early phases may lack power and permanent infrastructure, while later phases introduce appliances, fixtures, finished units, and increasingly valuable materials. Without a security strategy that evolves with the jobsite, small coverage gaps can quickly become costly disruptions.

VULNERABILITIES

- **Temporary perimeters:** Fencing can be cut, moved, climbed, or breached.
- **Changing layouts:** New structures and materials continuously alter visibility.
- **Limited infrastructure:** Early-stage projects may lack permanent power or connectivity.
- **High-value storage:** Tools, copper, appliances, and materials remain onsite overnight.
- **Multiple subcontractors:** Constant activity makes unauthorized access harder to identify.
- **Limited overnight staffing:** Large jobsites may be unattended during their highest-risk hours.

THREATS

- **Tool and equipment theft:** Portable assets can be removed quickly and resold.
- **Copper and material theft:** Wiring, appliances, fixtures, and building supplies are frequent targets.
- **Connex break-ins:** Storage containers and trailers concentrate valuable property in predictable areas.
- **Vandalism:** Tagging and deliberate damage can disrupt finished or active work areas.
- **Trespassing:** Unauthorized individuals enter incomplete structures and restricted zones.
- **Arson:** Fire can create catastrophic damage and threaten total project loss.

RISKS

- **Project delays:** Missing materials or damaged work can interrupt critical schedules.
- **Builders Risk exposure:** Inadequate protection can create compliance and coverage concerns.
- **Liability claims:** Trespassers, workers, and visitors may be injured on unsecured sites.
- **Workforce safety:** Unauthorized activity and hazardous conditions can put crews at risk.
- **Budget overruns:** Replacement costs, emergency repairs, and lost productivity compound quickly.
- **Catastrophic loss:** A major fire or destructive incident can jeopardize the entire project.

Modern construction security is not simply about stopping theft. It is about protecting the project schedule, maintaining insurance alignment, reducing liability, and keeping work moving without costly interruptions.

FIVE SIGNS YOUR CONSTRUCTION SECURITY ISN'T KEEPING UP

Construction security often fails before an incident ever occurs. Poor planning, lowest-bid procurement, unrealistic coverage assumptions, and fragmented vendor accountability can leave a project exposed even when cameras or guards are technically in place.



1. SECURITY WASN'T PLANNED BEFORE GROUNDBREAKING

- When protection is added only after theft or vandalism occurs, teams are forced to scramble for budget, coverage, and insurance compliance.

2. THE LOWEST BID IS DRIVING THE DECISION

- A lower monthly price may come with weaker monitoring, slower service, poor uptime, or limited accountability when something goes wrong.

3. CAMERAS AREN'T FOCUSED ON THE AREAS THAT MATTER MOST

- Entry points, Connex containers, material storage, trailers, and critical interior zones require deliberate placement based on how the site actually operates.

4. SECURITY IS ONLY BEING MEASURED BY THEFT

- Video oversight can also support workers' compensation investigations, delivery disputes, workplace conflict, injury documentation, and liability claims.

5. TOO MANY VENDORS SHARE RESPONSIBILITY

- When installation, monitoring, maintenance, and service are handled by different providers, it becomes difficult to determine who owns the outcome.

If even one of these signs feels familiar, it may be time to evaluate how security is planned, deployed, and managed across the project. Consider strengthening your approach with early-stage planning, strategically placed surveillance, live monitoring, and turnkey support that can evolve as construction progresses. ECAM helps project teams reduce risk, maintain coverage, and protect schedules from groundbreaking through completion.

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CASE STUDY

HOW MT BUILDERS ELIMINATED THEFT AND SAVED $3,000+ PER MONTH

THE CHALLENGE

MT Builders manages multiple large-scale multifamily construction projects, with as many as 18 active jobsites at peak capacity. The company faced recurring theft involving subcontractor tools, equipment, and materials.

Traditional guards proved inconsistent and inflexible. Theft continued even when guards were present, and fixed staffing schedules made it difficult to align security costs with the size and phase of each project. MT Builders needed a more reliable solution that could reduce theft, control costs, and adapt as jobsites changed.

THE SOLUTION

ECAM implemented a scalable security strategy using solar-powered Mobile Surveillance Units and live video monitoring.

The program included:

- Strategically placed MSUs across active jobsites
- 24/7 monitoring by trained ECAM operators
- Visible deterrence and live audio intervention
- Flexible deployment that could move, expand, or scale back with each project phase

This approach replaced a static guard model with monitored coverage that adapted to the changing realities of construction.

The Results

- Zero theft incidents on monitored projects after deployment
- Average security savings of $3,000+ per month
- Greater reliability than traditional guard coverage
- Flexible deployment aligned with project phases
- Improved visibility and control across multiple jobsites

KEY TAKEAWAY

By replacing inconsistent guard coverage with mobile surveillance and proactive monitoring, MT Builders reduced costs, eliminated theft on monitored projects, and gained a security model that could scale with each phase of construction.

SOLUTIONS BUILT FOR CONSTRUCTION

Construction security cannot remain static because the jobsite never does. Coverage that works during excavation may no longer protect the site once structures rise, materials move, and finished units begin taking shape.

Effective protection requires flexible technology, live response, thoughtful site design, and a partner capable of managing installation, monitoring, service, and adjustments throughout the project lifecycle.



MOBILE SURVEILLANCE UNITS

- Deploy before permanent power or connectivity is available
- Provide visible deterrence across open jobsites
- Relocate as access points and risk zones change
- Protect temporary storage, materials, and early project phases

PERMANENT SURVEILLANCE SYSTEMS

- Support continuous coverage during later construction phases
- Protect completed structures, interiors, and fixed access points
- Capture evidence for theft, safety, and liability investigations
- Transition into permanent property security where appropriate

LIVE VIDEO MONITORING

- Enables real-time intervention during suspicious activity
- Uses voice-down audio to deter unauthorized access
- Supports verified escalation and law enforcement dispatch
- Protects jobsites during nights, weekends, and shutdown periods

AI-DRIVEN ANALYTICS

- Detects perimeter breaches and suspicious movement
- Filters routine activity and reduces unnecessary alarms
- Prioritizes real threats for operator review
- Helps monitoring teams respond faster and more accurately

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TIME-LAPSE PHOTOGRAPHY

- Documents progress from groundbreaking through completion
- Supports owner updates and stakeholder communication
- Creates marketing, proposal, and portfolio content
- Gives project teams a shared visual record of site activity

TURNKEY PROJECT SUPPORT

- Includes boots-on-the-ground site walks and system design
- Covers installation, monitoring, maintenance, and re-aims
- Adapts coverage as the project layout evolves
- Supports Builders Risk requirements throughout construction

When these capabilities work together, security becomes more than a line-item rental. It becomes a project support system that protects assets, documents activity, reduces liability, and evolves alongside the build.



CONSIDER THE NUMBERS

Surveillance cameras can reduce thefts
BY UP TO 45%

Sensors, LPR and real-time monitoring can cut crime
BY UP TO 60%

Surveillance footage helps identify suspects
IN 70% OF THEFT CASES

*https://zipdo.co/crime-statistics/#sources



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CASE STUDY

HOW EXXEL PACIFIC IMPROVED CONSTRUCTION VISIBILITY AND PROJECT COORDINATION

THE CHALLENGE

Exxel Pacific needed a clearer understanding of how an active construction site interacted with its surrounding environment. Coordinating deliveries across multiple trades, managing staging and laydown areas, monitoring traffic flow, and maintaining positive relationships with neighboring businesses and residents all required better visibility.

Traditional ground-level observation could not provide the complete perspective needed to evaluate daily logistics and identify patterns across the project.



THE SOLUTION

ECAM installed an overhead time-lapse camera on a nearby building, creating a bird's-eye view of the jobsite and surrounding area.

The program included:

- Aerial visibility across the full construction site
- Images captured every ten minutes throughout the project
- A live feed integrated into Exxel Pacific's website
- A searchable visual archive for reviewing deliveries, staging, traffic, and site activity

THE RESULTS

- Complete visual documentation from early construction through final build stages
- Improved delivery and logistics planning
- Better visibility into equipment placement and laydown areas
- Greater stakeholder transparency through shared access
- Improved communication using a common visual reference
- Marketing and presentation content created from time-lapse imagery

KEY TAKEAWAY

The overhead system became more than a documentation tool. It gave Exxel Pacific a reliable way to evaluate operations, coordinate stakeholders, communicate progress, and identify jobsite patterns that were difficult to see from the ground.

CONSTRUCTION SECURITY CHECKLIST

Creating an effective construction security strategy requires more than renting a camera trailer after an incident. The strongest programs begin early, evolve with the project, and align technology, monitoring, insurance requirements, and operational priorities.

1. PLAN SECURITY BEFORE GROUNDBREAKING

- ☐ Include protection in bids and project budgets
- ☐ Identify insurance and Builders Risk requirements
- ☐ Establish coverage before valuable materials arrive

2. ASSESS THE SITE IN PERSON

- ☐ Walk perimeters, access points, easements, and elevation changes
- ☐ Identify high-value storage and vulnerable work zones
- ☐ Design around actual site conditions rather than remote assumptions



3. MATCH COVERAGE TO EACH PROJECT PHASE

- ☐ Use MSUs where power and infrastructure are unavailable
- ☐ Reposition equipment as structures and sightlines change
- ☐ Add permanent systems as the project approaches completion

4. ESTABLISH RESPONSE AND ACCOUNTABILITY

- ☐ Define voice-down, notification, and dispatch protocols
- ☐ Confirm who monitors, maintains, and services the system
- ☐ Ensure one partner owns the outcome from installation through support

5. MEASURE ROI BEYOND THEFT

- ☐ Document delivery disputes and missing materials
- ☐ Support workers' compensation and injury investigations
- ☐ Track avoided guard costs, project delays, and replacement expenses

By planning early, designing around real site conditions, and adapting coverage throughout construction, project teams can move from reactive protection to a more reliable and accountable strategy. The result is fewer disruptions, stronger documentation, improved compliance, and greater confidence that the project will stay secure and on schedule.

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CONSTRUCTION INCIDENT REPLAY

FENCE BREACH AT ONTARIO CONSTRUCTION SITE ENDS IN ARREST

Late at night, ECAM monitoring agents observed an individual breach the perimeter fence of an active Ontario construction site. Operators issued an immediate voice-down warning and contacted local law enforcement while continuing to monitor the suspect.

Police arrived shortly after, located the individual, and placed them into custody before any theft or property damage occurred.

HOW ECAM RESPONDED

- Detected the perimeter breach in real time
- Issued an immediate live audio warning
- Contacted local law enforcement
- Continued monitoring until the suspect was arrested

WHY IT MATTERS

Fencing alone does not stop a determined intruder, and passive cameras may only show what happened after the site has already suffered a loss. Live monitoring connects detection to action, helping deter unauthorized access and giving police actionable information while the incident is still unfolding.

WATCH THE INCIDENT:



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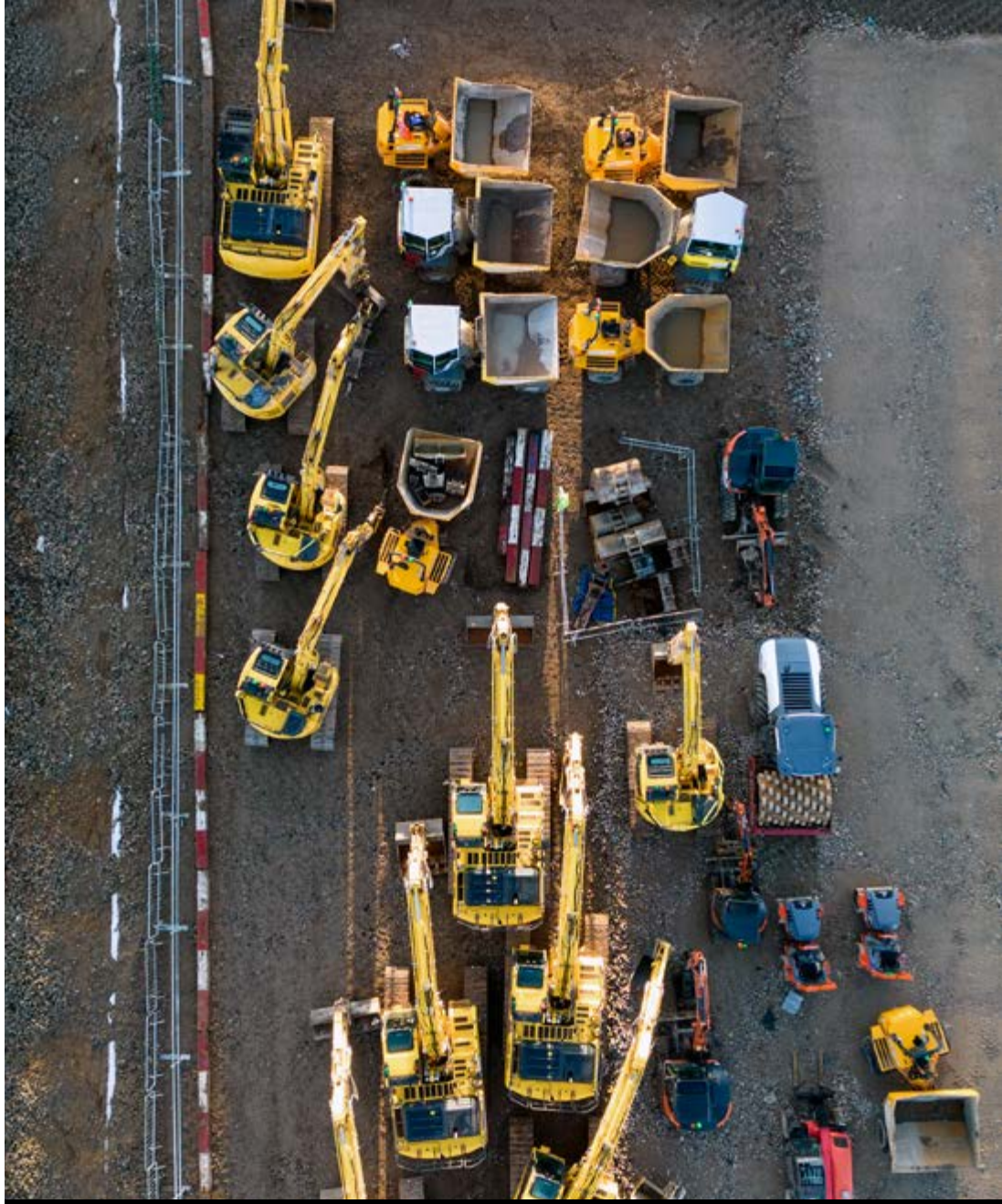
YOUR PATH TO STRONGER PROJECT PROTECTION

Construction security is no longer just about preventing tools or materials from being stolen. It is about protecting project schedules, maintaining Builders Risk compliance, reducing liability, documenting activity, and preventing incidents that can disrupt or jeopardize the entire build.

An effective strategy combines mobile and permanent surveillance, live monitoring, AI-driven detection, time-lapse documentation, and responsive project support. When these elements are planned early and managed by one accountable partner, contractors gain more than security coverage. They gain stronger visibility, fewer operational distractions, clearer documentation, and protection that evolves with the jobsite.

TAKE ACTION WITH ECAM

Protect your project, reduce disruption, and keep construction moving with security solutions built for the realities of active jobsites. ECAM provides scalable surveillance, live monitoring, time-lapse documentation, and turnkey support from early planning through project completion.



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