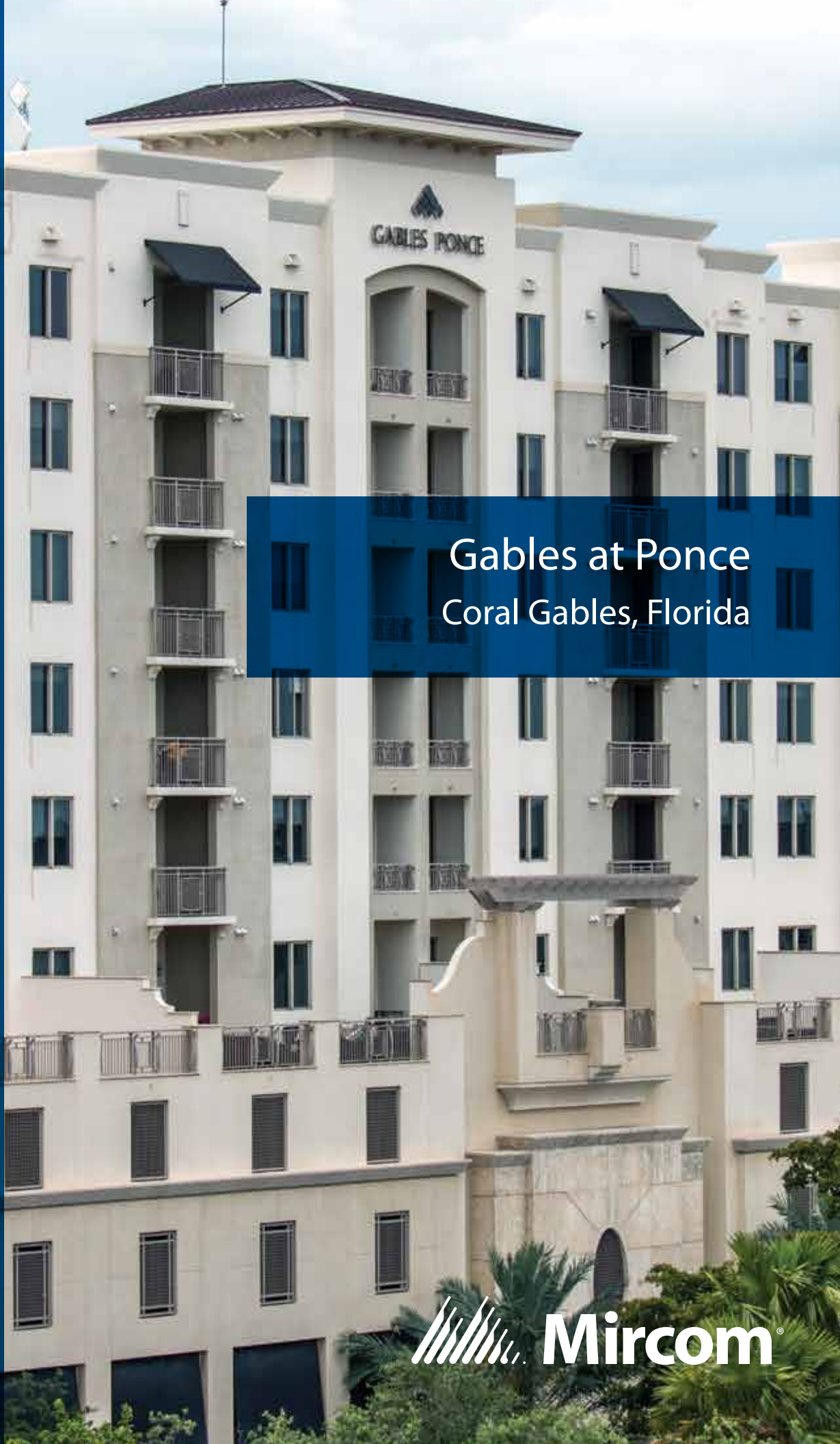
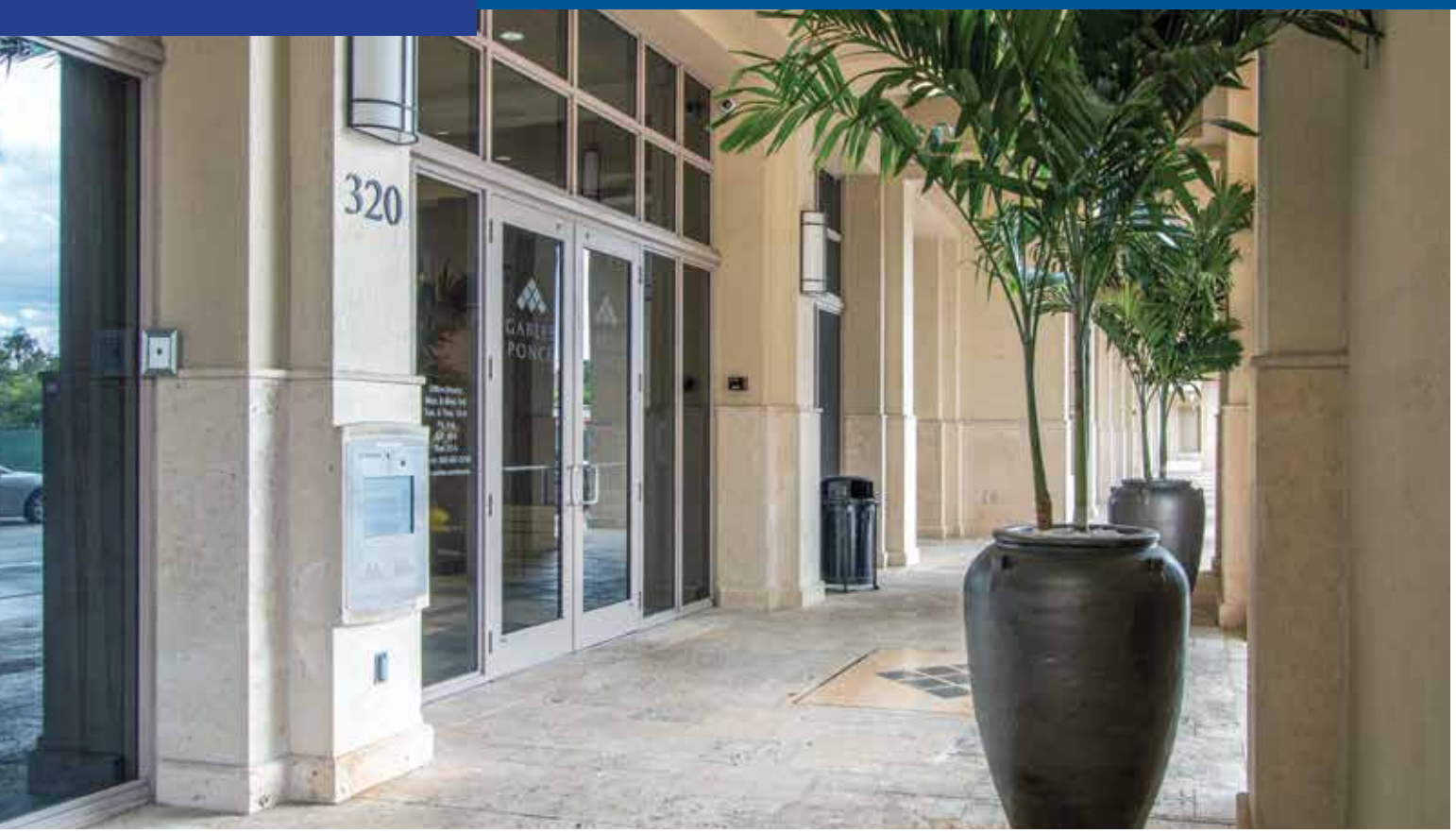
CASE STUDY



Gables at Ponce

Coral Gables, Florida

Mircom®



At a Glance

The Gables at Ponce is a high-end residential community located in Coral Gables, Florida. Comprised of three phases, the community offers over 550 residential units as well as restaurant and retail space.

The original access control solution was problematic; there were multiple systems that were unable to communicate on one platform. The client determined they needed one central, unified database to manage the access doors, the telephone entry system, and the vehicle garage access. The client chose a complete Mircom solution as the replacement for all three phases of the development.

Challenge

The three systems running automated access to the parking garage, door entry and telephone entry were produced by three different manufacturers. As a result, some of the systems did not have the capability to communicate with the others.

The practical consequence of this issue was that the property manager experienced significant difficulty in setting up new residents with access keys, which functioned with all three systems. Additionally, if issues arose regarding access, the property manager was required to investigate various systems before the problem could be resolved.

The Mircom Solution

Mircom remedied the client's problem by creating one central management location. The laser beam car entry system was eliminated and replaced with a TX3 module, which efficiently communicates with all other system components. Additionally, all systems were networked together to facilitate communication between devices using a fiber optic TCP-IP connection.

Benefits and Value Added

Mircom's TX3 series line of products provided an immediate solution for the owners. The system now enabled the property manager and owners to manage a single tenant base, with a minimal amount of effort, for multiple functions on the property.

The System

The most prominent feature of Mircom's TX3 series is its capacity to control all aspects of the building from a single, integrated data base; it is a unified solution providing physical and logical access, internal building communications and property management software.

Our IT-centric platform, developed from the voice of customers, also enables Mircom's TX3 Unified Solution to interface with existing occupant databases and reduce the administrative burden on the property management team

System Summary

Phase I

- (4) TX3 Touch Screen Voice Entry Panels
- (28) TX3-CX Two Door Controller
- (2) TX3-ER-8 Eight Door Control Cabinet
- (2) TX-3 WRR Long Range Wiegand Receivers

Phase II

- (2) TX3 Touch Screen Voice Entry Panels
- (17) TX3-CX Two Door Controller
- (2) TX3-ER-8 Eight Door Control Cabinet
- (2) TX-3 WRR Long Range Wiegand Receivers

Phase III (*Pending*)

- (4) TX3 Touch Screen Voice Entry Panels
- (35) TX3-CX Two Door Controller
- (2) TX3-ER-8
- (2) TX-3 WRR Long Range Wiegand Receivers

Installation and Team

Mircom joined forces with Teleco of South Florida, a Mircom Engineered Systems Distributor (ESD), to coordinate and implement a complete Mircom solution in Gables at Ponce

Phase I was initially installed with Mircom TX3 Touch Screen and a competitor's access control unit for doors and elevators, as well as another competitor's unit for the parking garage.

This meant the property manager had to enter the same resident information into 3 separate databases. Once Phase I was replaced solely with Mircom TX3 products, it allowed the property manager to only enter the resident information once and send it throughout the whole system.

The installation team consisted of approximately 6 Mircom trained installers, who worked over the course of three years to implement the complete TX3 product line into residential phases I, II and III. The new system that was installed improves the user experience for both property managers as well as residents.

Conclusion

A typical installation requires buildings to configure and network roughly 8 to 20 security–controlled doors. By contrast, this project required configuration of over 160 access points. It stands as one of Mircom's largest projects, and our team handled coordination, programming and installation with ease.

By simplifying systems for property managers and residents alike, Mircom is making buildings safer, smarter and more livable in every community.

Mircom

Safer • Smarter • More Livable Buildings

About the Mircom®

Founded in 1991, Mircom is a global designer, manufacturer and distributor of Intelligent Building Solutions. Reaching customers in over 100 countries worldwide, Mircom's portfolio includes: fire detection & alarm, communications & security, mass notification, building automation and smart technologies. Mircom's vision is to make buildings worldwide safer, smarter, and more livable.

Our global network of dedicated Sales and Service Offices, known as Mircom Engineered Systems, allows us to be a full solution provider. Through Mircom ES, we're able to provide and fully service our line-up of innovative and advanced solutions which are scalable to satisfy diverse user demands, from small & mid-size buildings to the world's most complex applications.

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