

NetBuilding™ Technology Enables Lifestyle of Luxury

Barbizon/63 New York, NY

Barbizon/63 is a luxury high-rise condominium located on Manhattan's fashionable Upper East Side. Formerly the Melrose Hotel, the Barbizon was converted into 66 high-end apartment units by the Berwind Property Group. To live up to its chic image, the property owners insisted that the newly-renovated building be equipped with only the most sophisticated, fully-integrated technology.

The NetBuilding™ Solution designed and implemented by Integrated Building Controls and Cisco Systems partner, The ShoreGroup, is a fully integrated system which includes voice and data communications, HVAC and lighting controls, security, card access and digital video surveillance and complete home automation within each of the high-end apartments. The backbone of the system is a redundant Cisco IP network which supports voice-over-IP and broadband internet access and which is also used for all of the building management systems. A seamless platform is used to manage all of the building systems through one operator interface, which is built upon a sophisticated Network Operations Center. The Cisco IP phones and touch panels which are provided in each apartment act as thin-client interfaces to the systems on the network.

Barbizon/63 is the first project of its kind in New York City. Using open standards networking and open communication protocols, we have successfully converged the IT network and the Building Management System onto a single IP network. This convergence not only allows the building owner to avoid the expense and frustration of installing multiple proprietary networks, but also increases the functionality of the building while reducing the maintenance and operating expenses.

Because all of the building systems are monitored and managed through a single operations center, quality of service is maintained through advanced diagnostics and increased management functionality. Since apartment owners can enjoy amenities including voice-over-IP, wired and wireless broadband access, e-concierge services, and customized home automation, Barbizon/63 is able to provide its residents with a truly enhanced living experience.

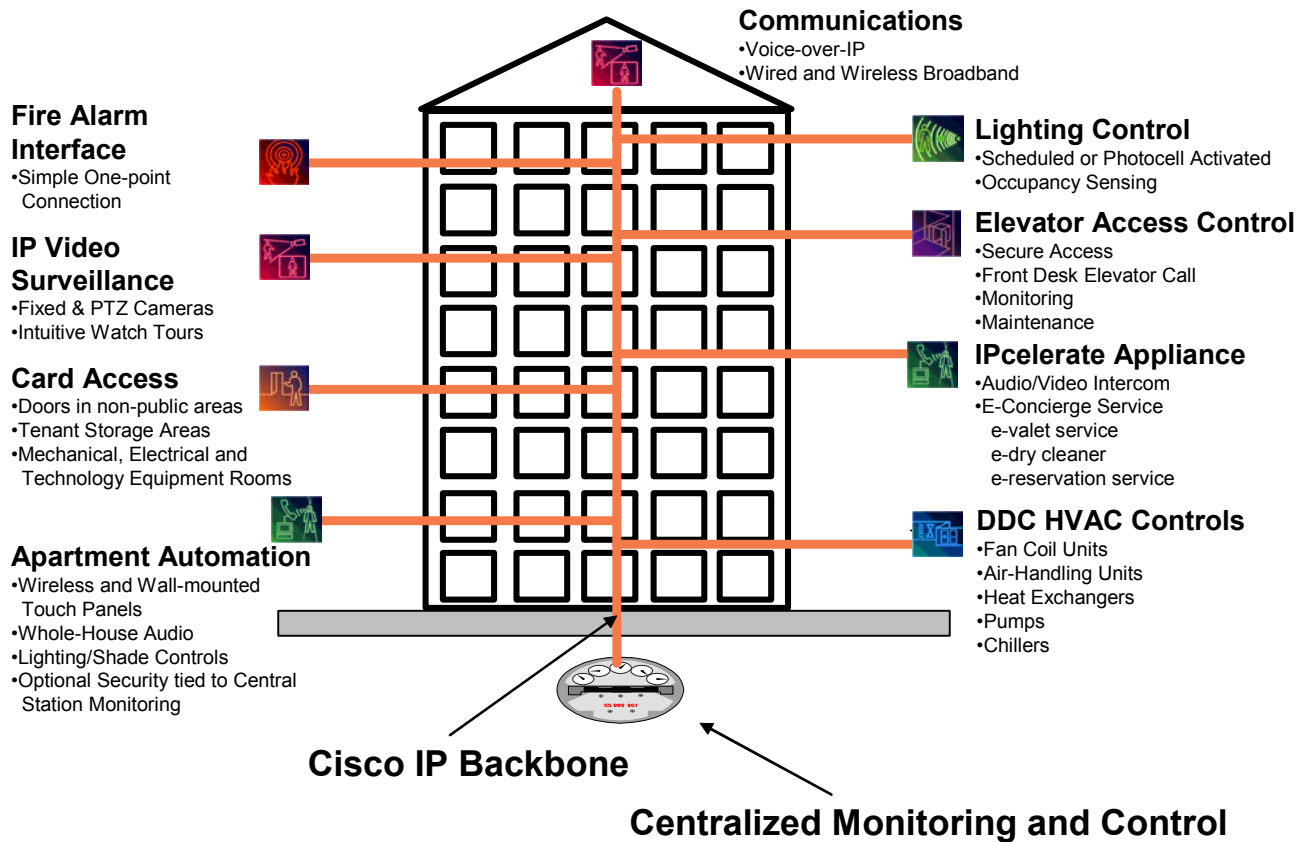


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Barbizon/63



Features:

- Size:** 173,000 square feet - 66 luxury apartments
- System Backbone:** Cisco AVVID (Architecture for Voice, Video, and Integrated Data)
Fiber optic vertical risers and copper horizontal network runs
- Systems Integrated:** Voice-over-IP, wired and wireless broadband, audio/video intercom, e-concierge service, DDC HVAC controls, base building lighting, security (card access and IP video surveillance), interfaces to fire alarm and elevators, Crestron home automation, Bosch apartment security with central station monitoring
- Building Operations Center:** Software-based Network Management System that ensures the quality of service provided by each application on the network through monitoring and controlling all of the IP-based equipment. The BOC allows access to each of the building systems through management and tenant portals customized for each user and interface type.
- Interfaces:** Thin-client access to all systems through any internet appliance including Cisco IP phones, wired and wireless flat screens and touch pads, and PDA's with internet access
- Security:** Fully redundant network with firewalls, advanced encryption technology, and password protection
- UPS System:** An APC UPS solution which includes an 8kVA (N+1) UPS
- Alarm Notification:** E-mails and text paging