



SOFTWARE HOUSE®

SECURITY FOR YOUR WORLD.

*“The integration between Intellex® and C•CURE® 800/8000 has made building management really easy and convenient for all levels of management.”*

Joseph Senker  
Director of Operations, Estoril, Inc.



## Estoril, Inc. Provides Building Tenants with Safety and Convenience through Integrated Security System



With its clean lines, striking green glass, and a 28-story arch in the center of its façade, the Espirito Santo Plaza

is a site to behold on the Miami skyline. When building owner Estoril, Inc. set out to develop this mixed-use facility, the company envisioned a luxury space with exceptional aesthetics and amenities, from its architectural and interior design to its impressive security system. Recognizing that the plaza’s security system needed to be held to the same high standards as its décor, Estoril hired Diebold Enterprise Security Systems (ESS), Inc., a security systems integrator based in White Plains, NY, to design and deploy a state-of-the-art security infrastructure.



Gaming



Government



Office Complex



Education



Retail



Transportation



Airports/Seaports



Warehouses



Healthcare



Finance



Utilities

Diebold ESS chose powerful brands from Tyco Fire & Security that included closed-circuit television (CCTV), an American Dynamics™ Intellex® digital video



management system and a Software House® C•CURE® 800/8000 access control system for monitoring, access control and event management, as well as access control/photo identification cards for use throughout the complex.

The Espirito Santo Plaza is home to retail stores, restaurants, more than 300,000 square feet of office space, a five-story tenant building, Espirito Santo Bank, the 225,000 square foot Conrad Hilton Hotel and a condominium complex. Also on site is a 12-story parking structure for nearly 1,000 cars, topped by a fully equipped health facility featuring tennis courts and a tropical outdoor pool.

As the building's owner and developer, Estoril, Inc. needed to ensure the highest level of security while providing convenience to building tenants and employees. This can be challenging in a multi-tenant, multi-purpose facility. Estoril required a system that would provide security access and monitoring to its tenant base and its hotel and condominium customers. In addition, coordinating the parking manager monthly fees and monitoring the garage entrances and valet areas was a concern because they didn't want traffic to slow or become unmanageable as tenants and guests entered the garage.

"Our primary security concern was the safety of our tenants and the visitors to the building," said Joseph Senker, Director of Operations for Estoril, Inc. "We needed to monitor

and control entry to specific areas of the building, such as residential condominiums, shipping and receiving and the parking facility. We also wanted to issue identification cards for building tenants and support staff in order to easily recognize people authorized to occupy or visit the building."

### Who Should Lead the Charge?

Estoril needed a security expert that could work with them in a changing design and construction environment, and provide expertise on sophisticated systems integration. Estoril selected Diebold ESS who worked alongside Estoril and its design consultants, Kohn Pedersen Fox, to develop a security system that aligned well with the building's architectural design. Estoril, in conjunction with Diebold then selected Tyco Fire & Security based on the breadth of the company's offerings, with Software House and American Dynamics, and the technician's ability to easily integrate with other systems.

### Integration, the Key to Success

Tasked with providing an integrated system that is global to all users and entities, yet appears to each as if it is their own system, the security team engaged in a multi-phase approach.

The Conrad Hotel linked the Software House C•CURE 800/8000 access control and alarm monitoring system with the hotel's guest registry software which enabled them to integrate guest room key cards with the parking system as well as the elevators to allow guests to access each area using only their room key.







