



## *Case Study: Novotel Brisbane Airport Project managing the technology*



Not long after Kenlynn Properties finalised the initial design with Noel Robinson Architects for an ambitious new International Hotel project within the Brisbane Airport Corporation precinct, DAVD Consulting Engineers were appointed by Kenlynn Properties in a specialist consulting role to undertake three set tasks in conjunction with the building design team.

The first of these was the specification, design and procurement by tender of all AV, IT and communications infrastructure and with additional care and attention to the connectivity and rules associated with the connectivity to the Brisbane Airport Corporation's own methodology for delivery of services within the airport precinct.

Following this, DAVD undertook the task of specification, design and instigation of the complete IT and communications hardware and software packages at tender, followed by project management of all services and tendered packages including Technology and IT services coordination, PABX specification, review and instigation.

About mid-point through the early design stage, Kenlynn made the choice to become part of the Accor family and the new Novotel Brisbane Airport Hotel was formed.

A quick review and several lengthy meetings between the Kenlynn design team and the Accor team to ensure everything including the proposed technology complied with the Novotel brand standards and we were all on our way forward with virtually no interruption.



The architectural plans, once finalised and signed off by both parties, revealed a generous ground level guest welcoming statement and reception (with concealed back of house offices for up to 20 administration staff) in an open plan format with a soaring five level atrium over to accommodate the 159 rooms on these five levels.

Also situated on this ground level around the perimeter of the building are a series of conference rooms configurable by the automation system for up to six concurrent separate meetings/ conferences as well as the entry to the impressive main bar and dining facility.

Discreet digital signage at the main entry and outside each conference room provides for the necessary directions and description of each conference and the companies involved in each conference.



The following breakdown is indicative of the technologies fully designed to detail by DAVD to ensure seamless compatibility between not only the technologies themselves but also the installation styles, techniques and timing of the multitude of contractors and vendors chosen at tender:

As this project is situated in the Brisbane Airport Precinct, a set of rigid guidelines provided by BAC (as well as services provided by BAC such as telephony, fire services and others) required design integration outside the normal situation most often encountered by either DAVD or Accor.

PIVIT is the communications carrier for the BAC community – all services are fibre fed to the premises and with the bonus of one of the highest Internet speed and bandwidth feeds available in Australia.

These incoming services were terminated by PIVIT in a FOBOT within the IT and communications room, situated discreetly and centrally on the ground floor, for the conversion to normal digital and analogue services as we are all used to dealing with. Services provided included ISDN for telephony, PSTN services for lift communications and as back up communications for fire services and multiple high speed Internet connections including that used for guest high speed Internet.

John Love Electrical had already been appointed by the Principal as the electrical engineers and contractors for the project and it fell to them to manage a broad range of additional and specialist infrastructure including:

- IT and communications room – complete racking, UPS and cable management design and specification
- Fibre block cabling, Cat 3 and/or Cat 5 copper distribution for telephony
- Certified Cat 5e and Cat 6 distribution for data
- Audio visual and security cabling
- Free to air (analogue and digital) television reception and distribution
- Master antenna TV, pay television and satellite TV distribution



With the infrastructure package finally designed and in the competent hands of JLE, requests for pricing were issued for a specialist audio visual and security contracting firm. JVG Sound, Lighting and Audio were chosen at tender to undertake extensive works in the following fields:

- Background music hardware and programming (content by Satellite Music Australia)
- Conferencing multiroom/multizone audio and video distribution and processing (utilising a Crestron control system)
- Fixed and pan /tilt/zoom camera systems with camera footage digital recording & archiving

- Digital signage (foyer entry statement plus conferencing) software and content by Moving Tactics
- Flight Information displays (both at reception and in-room) – content BAC
- Internet (Lan/Wan) CCTV monitoring – in conjunction with Kyttec as IT administrators



A comprehensive tender package was released for the provision and installation plus ongoing 24-hour remote (and local) support of the IT networks and hardware, comprising multiple servers, all administration PCs including the reception terminals and all printers and sundry IT equipment throughout the complex.

Western Australia-based Kyttec Group was successful in their tender. IT administration by Kyttec also included the supervision and assistance with installing all third party software systems onto the networks and servers including Fidelio Opera, Micros Point of Sale systems, Sun Accounting, Wageasy Payroll and all other interfaces inc Onity door locking, FCS Winsuite, Movielink and others.

With numerous other successful PABX installations around Australia for the Accor chain, Integ provided the winning tender response for the supply, installation and ongoing support of the chosen Alcatel PABX, digital administration handsets, all guestroom and common area phones (including all lift lobbies) as well as a number of PABX intercoms and emergency intercoms with interfacing to the property management system for call accounting, voicemail and guest wake up calls (using the FCS Winsuite software application).

Movielink (again with a very successful relationship with Accor and multiple installations throughout Australia) provided the final solution for the guest entertainment package comprising a digital movies/entertainment on demand solutions for all guestrooms.

Also ably provided by Movielink is a comprehensive system for public and/or private wireless networking as well as cabled guest high speed Internet distribution.



Finishing off in style with guestroom flat screen LCD TVs by Samsung Hospitality TVs supplied through Harvey Norman Commercial. Guestroom security (including security lift interfacing) comprising perimeter, lift and guestroom card access and safes were provided by Onity.

And finally an IP public payphone (provides great value to the guest plus a profit share to the owner) by 5Tel.

Having worked on numerous previous high profile international hotel projects, DAVD Consulting Engineers were impressed with each member of the chosen project team (company and individual staff members of those companies) and the resultant, on-time and mostly hidden technology installation presents as a satisfying guest experience with a very reliable operating and billing engine to allow the owner/ operator to concentrate on the necessary staff to guest interaction to provide the overall customer satisfaction required in this level of property.