



BUILD YOUR OWN COVERAGE: THE IRVINE COMPANY TAKES CONTROL OF ITS INDOOR WIRELESS INFRASTRUCTURE

The Irvine Company, a commercial real estate developer, partnered with T-Mobile to design, build, and own two indoor wireless systems that connect to T-Mobile’s network. The strategy has enabled the company to control the wireless experience for its clientele and make sure its end users have all the connectivity they need. Based on these successes, the developer is building similar systems at additional locations.

The Challenge

The Irvine Company develops premier hotel, apartment, office, retail and resort properties in California. It wanted to provide indoor cellular phone coverage for end users at its venues but distributed access system (DAS) solutions offered by third-party infrastructure firms were costly and could not guarantee comprehensive services or a quality user experience. The Irvine Company wanted to own its DAS infrastructure, manage the wireless experience at its properties, and ensure users could make 911 calls in case of emergencies. It also wanted network capacity and flexibility to support smart building and other value-added features.

The Solution

In partnership with T-Mobile, The Irvine Company adopted a “Build Your Own Coverage” model to design and deploy DAS infrastructure at two properties: its Newport Center office building in Newport Beach, CA and its Park Place apartment complex in Irvine, CA. Under the BYOC arrangement, The Irvine Company covered capital and operating costs for the networks and brought in electric power. T-Mobile provided the RF signal and backhaul infrastructure to connect the systems to its cellular network, at no cost to The Irvine Company.

The Results

End users are driving substantial voice and data traffic at both locations. The Irvine Company owns and controls the infrastructure at reduced costs compared to third-party solutions.

QUICK FACTS

Two Types of Venues

- Multi-story office building
- Multi-story apartment complex

Goal

Better control of wireless infrastructure for the property owner

Success Metrics

Office Building Traffic (12 month period):

1.7 TB downloaded, .16 TB uploaded, 33,000 VoLTE calls

Apartment Complex Traffic (12 month period):

5.7 TB downloaded, .65 TB uploaded, 118,000 VoLTE calls

Technology

Distributed antenna system (DAS)

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