



Location

Bay House is a 38-story luxury condominium tower located at 600 Northeast 27th Street in the vibrant Edgewater neighborhood of Miami. Developed by Melo Group and designed by Carlos Melo, the building was completed in 2015 and is home to 165 flow-through residences offering stunning east and west-facing views of Biscayne Bay and the Miami skyline. Residents enjoy an exceptional lifestyle defined by sophisticated interiors — including floor-to-ceiling glass, Italian cabinetry, and stone countertops — and a resort-style amenity package that includes a 20,000 square foot pool deck with pool, spa, hammock garden, summer kitchen, fire pit, and cabanas, along with a state-of-the-art fitness center, business center, children's playroom, and 24-hour valet and security.

Ideally positioned within minutes of the Miami Design District, Wynwood, Midtown Miami, and South Beach, Bay House places residents at the center of one of Miami's most dynamic and culturally rich corridors. With 165 residences, multiple elevator banks, a grand lobby, and a full suite of shared amenities, maintaining a seamless, reliable, and modern security infrastructure throughout the building is essential to delivering the level of safety and service that Bay House residents expect.

Challenge

As a luxury high-rise, Bay House made the decision to invest in a meaningful security upgrade — one that would bring every aspect of the property's infrastructure in line with the expectations of the residents it serves. With a building encompassing multiple floors, elevator banks, a pool deck, and an active front lobby, leadership recognized the value of moving toward a more intelligent, centralized platform that could provide complete visibility and a seamless experience across the entire property.

Visitor management was also a priority — the front lobby experience is often a resident's first impression of the building, and Bay House wanted a modern, intuitive solution that would make guest access smooth and professional. The existing access control system was also aging, and leadership took a thoughtful, forward-thinking approach to planning its transition — ensuring continuity of operations while laying the groundwork for a more capable and sustainable long-term solution.



BAYHOUSE RESIDENCES
Miami, FL

Solution

AT&I Systems designed and implemented a comprehensive security upgrade at Bay House, deploying the Verkada cloud-based platform to modernize the building's camera infrastructure, visitor management, and access control across the property. Where possible, existing cameras were brought onto the Verkada platform through a seamless integration process — unlocking AI-powered analytics and enhanced capabilities without requiring a full replacement from the ground up. New cameras were strategically added throughout the building to ensure complete coverage across all key areas, from the lobby and pool deck to the parking areas and building perimeter.

The front lobby experience was completely reimaged as part of the upgrade. The outdated kiosk was replaced with a modern Verkada video intercom system, giving visitors a seamless way to connect with the front desk while allowing authorized residents to access the building through mobile credentials or key fob. To add to that, a dedicated Verkada iPad desk station was installed at the front desk for two-way video communication and remote access capabilities — creating a guest arrival experience that reflects the standard Bay House residents expect.

Results

The upgrades gave Bay House a modern, intelligent security platform that elevated visibility, operational efficiency, and the overall resident and guest experience throughout the building. By bringing existing cameras onto the Verkada platform alongside newly added devices, AT&I maximized the value of the building's current infrastructure while delivering a meaningful improvement in coverage and capability. AI-powered monitoring gives security staff real-time awareness and the tools to stay ahead — responding to situations as they develop rather than after the fact.

The reimaged lobby experience brought a polished, modern touch to every arrival — reflecting the level of sophistication Bay House residents expect from the moment they or their guests walk through the door. A thoughtful, phased approach to the access control transition ensures continuity and reliability throughout the process, with a clear path toward a fully unified, cloud-managed security infrastructure.

For a building that promises its residents a luxury lifestyle in one of Miami's most sought-after addresses, the new security infrastructure delivers an experience that matches that standard in every way.

