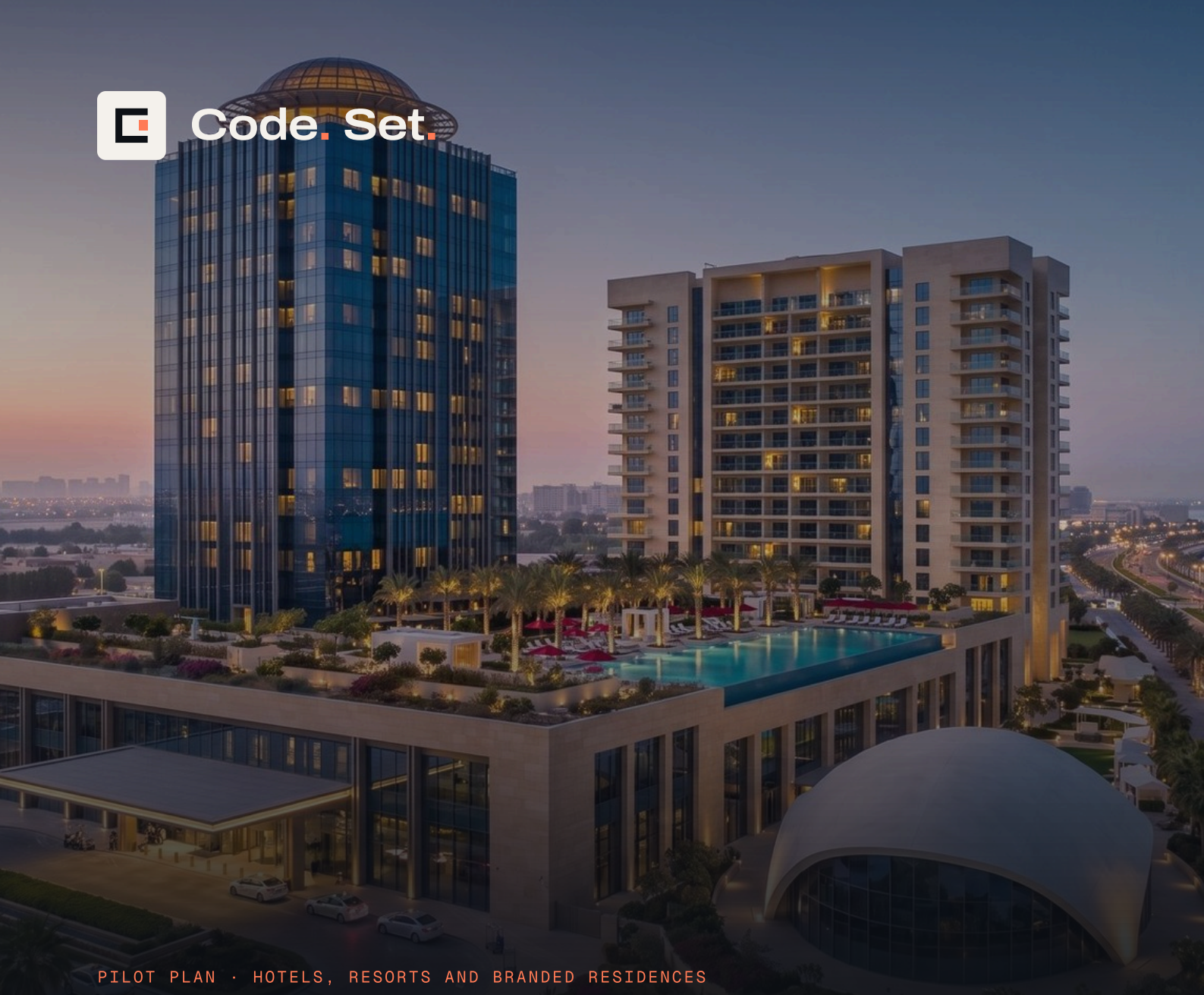


Code. Set.

PILOT PLAN · HOTELS, RESORTS AND BRANDED RESIDENCES

Hotel digital twin. 90-day pilot plan.

One live 3D twin of your hotel, joined to the systems you already run, so every complaint, work order, certificate and contract credit lands on the asset behind it, with a price attached.

FOR OWNERS, ASSET MANAGERS, GENERAL MANAGERS AND FM DIRECTORS

CODSET.COM/HOTEL-TWIN

INFO@CODSET.COM

The information exists. Nobody joins it up.

Guests notice the warm room, the closed lift and the dripping ceiling before the FM team does. The data to prevent it is spread across the building management system, the helpdesk, the property management system and the review sites. The same fault gets logged three times and fixed once, late, and the cost of the delay never appears on any report.

BMS

Alarms, set points, plant performance

CMMS · HELPDESK

Work orders, call-outs, repeat failures

PMS · REVIEWS

Rooms sold, complaints, review scores

ENERGY METERS

Consumption by plant item and floor

CCTV

Cameras already on the guest and service routes

FM CONTRACT

SLA bands, credits, penalties, renewal

What that costs, in the demo hotel

Azure Crest Hotel and Residences: 402 rooms on 36 floors. Demo names and figures are illustrative.

€8.9k purchase order for a fan-coil unit that is still inside its warranty. The claim costs €561 of labour, and the same model has failed 11 times across 4 buildings.

412 room nights sold outside the comfort band this month: a paying guest in a room the contract says is too warm. €51k in SLA credits.

€101k a year of energy waste, in six causes. The largest, a chiller efficiency drift, is €50k on its own.

A lift certificate that lapses at midnight unless an inspector confirms in writing.

Every signal on a room, a floor or a piece of plant.



LIVE 3D TWIN OF THE DEMO HOTEL WITH OPEN ISSUES PINNED TO THEIR ASSETS

The twin watches

- Comfort-band SLA by floor and room
- Guest reviews routed to the asset behind them
- Energy waste by plant item, ranked by payback
- Lift, fire, pool and kitchen certificates
- The FM contract: credits, penalties and renewal

Decisions it drives

- Repair, replace or claim the warranty
- Which job goes first when two lines clash
- What the FM contract is really costing
- What the handover left out
- When to book the inspector

FCU-1114 — claim before buy

approval queue · PO-88231

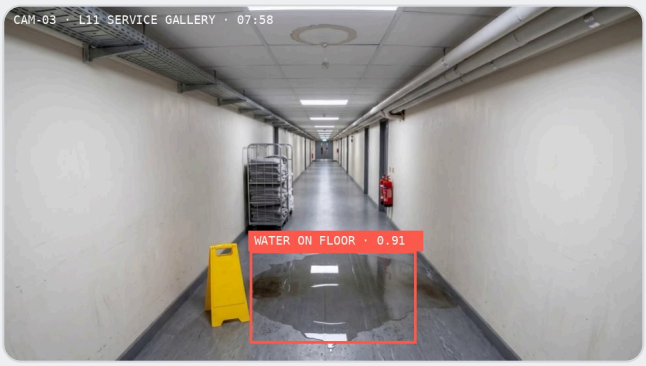
BUY (QUOTE Q-7781) PUBLISHED	CLAIM WARRANTY MEASURED	COST TO DATE MEASURED
€8.9k	€561	€22.4k
new unit + install, 5 days	labour only · 14 of 24 months used	3 failures in 14 months

First failure — repair (month 5)	€3.3k
Second failure — repair (month 10)	€4.3k
Resident relocation — 6 nights × €502	€3k
SLA credits attributed to floor 23	€5k
Technician hours across 3 call-outs	€2.2k
Portable cooling & dehumidifier hire	€958
Residence-fee rebate agreed by the GM	€3.6k
Total	**€22.4k**

The purchase order is one click from approval. The unit is inside warranty — and the same model has failed **11 times across 4 buildings**. Claim the unit, and open a batch claim for the model.

Claim warranty · cancel PO | Approve purchase €8.9k | Why? › | Show in twin

CLAIM BEFORE BUY: THE PURCHASE ORDER, THE WARRANTY AND THE COST TO DATE IN ONE CARD



CAMERA AI ON AN EXISTING CCTV FEED: WATER ON THE GUEST ROUTE, FLAGGED AT 07:58

03 · HOW IT RUNS IN YOUR HOTEL

Read-only connections, a 3D model and a record of every decision.

01	**Connect**	Read-only links to the BMS, CMMS and helpdesk, the PMS and guest reviews, energy metering, CCTV and the FM contract itself.
02	**Normalise**	Every reading is tied to an asset, a unit, a timestamp and its source system.
03	**Model**	A 3D twin built from floor plans and equipment lists, or loaded from your BIM (IFC or GLB), with rooms, plant and cameras placed where they really are.
04	**Detect**	Computer vision on the cameras the hotel already has: water on the floor, people in a closed zone, hygiene and safety checks.
05	**Ask**	Plain questions such as "why is floor 22 outside the comfort band?" come back with answers that cite the twin's own data.
06	**Decide**	Accepting a recommendation drafts a decision record with an owner and a deadline. The twin then tracks the measured result.

Every figure carries its provenance

MEASURED · MODELLED · PUBLISHED · ASSUMED · FORECAST

A "Why?" panel on each number shows the inputs, the rule and the reasoning behind it.

NOTHING WRITES BACK

Connectors are read-only. No setting in the BMS or any other building system is changed.

CLOUD, ON-PREM OR AIR-GAPPED

Single sign-on, roles and an audit log of every view and decision.

NO BIM NEEDED

Layouts, drawings and an equipment list are enough. BIM is loaded if you have it.

04 · UNDER THE HOOD

The stack, the connectors and where it runs.

3D	**Twin**	Three.js and WebGL in the browser. Built from floor plans and drawings, or loaded from IFC and GLB.
CV	**Vision**	Detection and tracking on existing RTSP and ONVIF camera streams. Footage stays where it is.
DB	**Data**	A time-series store and an asset graph. Every value keeps its unit, timestamp and source system.
AI	**Answers**	Language models grounded in the twin's own data, with citations. Runs on hosted or local models.
API	**Security**	REST API and webhooks. SSO over SAML or OIDC, role-based access and an audit log.

Read-only connectors

BUILDING SIDE

BACnet, Modbus, OPC UA and MQTT for the BMS, meters and plant. RTSP and ONVIF for cameras.

BUSINESS SIDE

SAP, Microsoft 365, Outlook, Teams, SharePoint and Power BI. Your PMS and CMMS over their APIs, or Excel and CSV exports.

Installation options

01 · CLOUD

Your Azure, AWS or Google Cloud tenant, or hosted by us.

02 · ON-PREMISES

Your servers, on Kubernetes or virtual machines.

03 · AIR-GAPPED

No outbound traffic. Models and updates delivered offline.

Support and ownership

SUPPORT

A named delivery lead. Optional 24/7 on-call after go-live.

UPDATES

Models, connectors and security patches on an agreed schedule.

OWNERSHIP

The code and the IP built for you are yours.

One hotel.
90 days.

The twin is usable from week six, and your team runs real decisions through it in weeks seven to twelve.



WEEKS 1 TO 2

Connect

Read-only access to the systems you already run. Layouts, drawings or BIM for the 3D model. One page of the questions the twin must answer.

WEEKS 3 TO 6

Build and calibrate

The 3D twin of the hotel with every source mapped to it. Rules for your SLAs, certificates and permits, calibrated against your own measurements. Usable from week six.

WEEKS 7 TO 12

Run decisions

Your team uses the twin in its daily meetings. Every recommendation is priced and owned: warranty claims, job sequencing, energy fixes, certificate renewals.

CLOSE-OUT

What it found, what it was worth

A close-out report and a clear go or no-go for the next property.

Access, drawings and two named people.

Data and access

- Read-only access or exports from the BMS
- CMMS and helpdesk work orders
- PMS room nights and guest reviews
- Energy meter readings
- Feeds from the cameras in scope
- The FM contract and its SLA schedule

Documents and people

- Floor plans, drawings or BIM
- The asset register and warranty records from handover
- Statutory certificates and their renewal dates
- A sponsor who owns the decisions
- An operations lead for about one hour a week

What you get

A live 3D twin of the hotel in scope, in your cloud, on your servers or air-gapped.

Connectors to each system in scope, read-only, with the data mapped to assets.

Ranked findings: warranty claims, energy waste, certificate runways and contract credits, each priced and owned.

A decision log of what was approved, by whom, and the measured result.

The code and configuration built for you belong to you.

07 · NEXT STEP

Tell us about your hotel.

Codset builds digital twins end to end: connectors, data model, 3D twin, computer vision and the decision workflow, deployed in your cloud, on your servers or air-gapped.

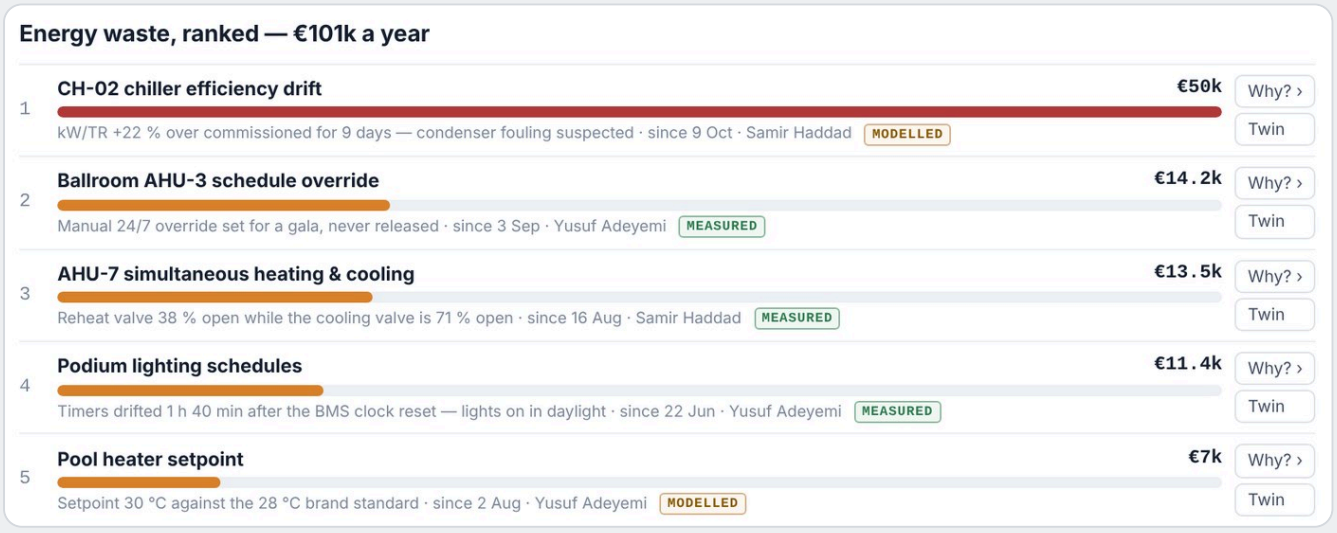
START THE PILOT CONVERSATION

Rooms, floors, systems. That is enough to start.

Send the form at

codset.com/hotel-twin

or email **info@codset.com**. The people who would build it reply.



ENERGY WASTE RANKED BY PAYBACK, EACH CAUSE PRICED AT THE CONTRACT TARIFF AND OWNED

EXAMPLES IN THIS PLAN COME FROM THE SYNOPTON HOTEL DEMO AT SYNOPTON.COM. DEMO NAMES AND FIGURES ARE ILLUSTRATIVE, NOT CLIENT RESULTS.