WIRED CERTIFIED PLATINUM

ONE VANDERBILT

1 Vanderbilt Avenue, New York, NY 10017

KEY FEATURES

Infrastructure

- The building has two points of entry conduits stubbed to the property line, creating ease of service entry.

- The number and size of the incoming communications ducts into the building have been appropriately specified to ensure the that building is able to meet tenants' connectivity needs.

- Two diverse points of entry have been implemented in the building design to enable diverse routes for incoming service provider cabling.

- The building has a telco room that is appropriately sized to meet the requirements of tenants.

- Service provider equipment can be located in a telco room that is dedicated, secured and climate controlled.

- The building's risers have appropriately sized containment to ensure sufficient capacity for tenants' needs.

- Two communication risers support diversity and protect against potential disruption.

Wireless Network Infrastructure

- There is space on the roof for occupiers to install communications equipment.

- A DAS room will be located on the fifth floor of the building, supporting mobile enhance equipment.

- A signed DAS agreement is in place to boost mobile signal throughout the building.

Connectivity

- CenturyLink, Extenet, Natural Wireless, and Spectrum have confirmed that they have fiber infrastructure in the neighborhood and can service the building upon tenant request.

- The landlord has a Standard Boilerplate Telecom Agreement to help streamline future installations for new service providers.

Electrical Resiliency

- The building has a backup generator with capabilities to supply emergency power to tenants' telco feeds.

- There is space allocated for tenants to place private generators or backup power equipment.

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WIRED CERTIFICATION FACT SHEET DEFINITIONS

INFRASTRUCTURE

Point of entry: "POEs" are the communication cable entry points into the building. Having multiple POEs from different locations around the building creates physical separation; therefore, if the connectivity from one entry is disrupted, connectivity from the other side can still be functional.

Telco room: a location in the building where providers' equipment is installed. Separation of telco equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the telco equipment. This mitigates the risk of accidental disruption to the telco equipment that is servicing tenants.

Flooding protection: situating telco rooms above the floodplain ensures that the equipment within these rooms is continually protected in the event of water infiltration or coastal flooding.

Risers: a pathway that runs vertically from the bottom to the top of the building. Access to communication risers should be via secure closets on each floor. Risers in diverse locations, with capacity for future installations, ensure that providers can deliver reliable and resilient services to all tenants in the building.

Diversity: is when there is more than one pathway designed within the building to allow for physical separation between internet connections when tenants are ordering a primary and back-up internet circuit.

ELECTRICAL RESILIENCY

Back-up generators: providing a connection from the building's back-up generator to the telco room enables continuation of tenant connectivity through power outages.

Tenant generator space: having well prepared, pre-defined space for tenants to bring in their own backup power provision allows tenants to maintain connectivity continuity through power outages.

WIRELESS

Distributed Antenna System (DAS): is a cellular antenna system installed in commercial buildings to ensure that cellular coverage is available and consistent throughout all areas of the building.

WiFi coverage: providing free WiFi in common areas enables tenants and their guests to remain connected throughout the building and can also be used for Wi-Fi calling.

Rooftop space: having pre-defined space on the roof for tenants to install communication equipment enables diversity in connectivity options. Additionally, ensuring routes are in place for telco equipment from the roof to service tenants shortens installation time.

CONNECTIVITY

Standard boilerplate agreement: a standard telecommunications agreement template describes the landlord's rules for installing, maintaining and removing telco equipment. Existence of these pro-actively developed terms & conditions help ensure there is a streamlined process in place to allow new providers to supply service to the building. This can reduce delays for tenants signing up for internet service.

Utility site assessment: a straightforward way to determine the connectivity infrastructure that is in the area surrounding the building.

Coordination with carriers: gaining confirmation from multiple, high quality, fiber or fixed wireless providers for connectivity service to the building creates visibility to tenants on their connectivity options. This can be achieved via pre-installation of telco equipment or by letters of intent from providers outlining the ease of installing a connection to the site.

Fixed Wireless Providers: Fixed Wireless internet providers offer dedicated, high speed internet connectivity that is not dependent on the fiber optic connectivity entering at street level. This creates a diverse form of connectivity to the building, and can serve as a primary or back-up internet option for any tenant.

Fiber Providers: Fiber optic internet providers offer dedicated, high speed internet connectivity via cabling entering from the street. Fiber, like fixed wireless, is ideal for any business requiring reliable high speed internet.

For more information visit wiredscore.com