Terminal Warehouse

WiredScore fact sheet

Certification ID: 20913

WiredScore PLATINUM

Expiration
When the asset reaches 2/3 occupancy, or two years after the date of the building report. Which ever is the latter.

Building Size
932,366 sqft

Address
261 11th Avenue, New York
New York, 10001, United States

Classification
WiredScore - V2 - Office - Single Building - Development

Tenants in WiredScore Certified buildings have complimentary access to WiredScore Connect, a connectivity concierge service.

Email wsconnect@wiredscore.com to learn more and get started.

Key Features

Infrastructure
Physically diverse, underground, protected telecom conduit entrances for redundant connections from different streets to mitigate outages.

Base-building telecom equipment installed within a secure, dedicated, location accessible only by authorized personnel.

Underground telecom entry conduits properly sized for numerous high-speed providers to enter.

Ample base-building secured telecom space to support equipment installation from numerous internet service providers.

Ample electrical capacity within base-building secured telecom space to support numerous equipment installations.

Base-building secured telecom equipment space protected against flooding to mitigate outages.

Power

Base-building telecom equipment space has access to emergency power feeds to prevent loss of connectivity in power outage.

Physically diverse electrical feeds from the street to minimize commercial power failure.

Wireless
Wi-Fi provided in common areas and amenity spaces.

Readiness
3 high-speed internet service providers have confirmed they are capable of delivering services to the site.

Infrastructure

Universal communication chambers
Universal communication chambers (or "meet me chambers") are underground telco pits located externally near the property line. These allow for faster installations of new connections in the building since they remove the need to construct new penetrations to the building every time that a new connection is needed.

Telecommunication intakes
These are the telecommunication cable entry points into the building. Having multiple intakes from different locations around the building creates physical separation. Therefore, if the connectivity from one intake is disrupted, connectivity from the other intake can still be functional.

Telecommunication room
A location in the building where service provider equipment is installed. Separation of telecommunication equipment from that of other utilities, such as electricity, gas or water, reduces the personnel able to access the equipment servicing tenants.

Flooding protection
Situating telecommunication rooms above the floodplain and installing localised flood protection protects the equipment within these rooms.

Containment
Dedicated metal trays that allow telecommunication cables to be safely routed horizontally and vertically through the building. It is key that the capacity of the containment through the building is adequate for the needs of the building.

Communication risers
A riser is the pathway that runs vertically from the bottom to the top of the building. Access to risers should be via secure cupboards 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.

Power

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 aids tenants to maintain connectivity continuity through power outages.

Wireless

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

WiFi coverage
Providing free WiFi in common areas enables tenants and their guests to remain connected throughout the building.

In-building mobile planning
Radio frequency (RF) testing should be considered for any new construction. This will confirm the mobile signal strength available through the building. Buildings should also plan dedicated space to house in-building mobile solutions such as DAS or small cell equipment.

Connectivity

Standard Wayleave Agreement
These telecommunications agreements describe 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 getting set up with internet.

Utility site assessment
A site assessment is 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, fibre or fixed wireless providers for connectivity service to the building delivers 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.