1166 Avenue of the Americas

1166 6th Avenue
New York, New York

WIRED CERTIFIED GOLD

Available ISPs

Carrier	Cable Type	Network Type	Cable Distribution
AT&T	Fiber	Type 1	Direct to Tenant
Level 3	Fiber	Type 1	Direct to Tenant
Lightower	Fiber	Type 1	Partial Coverage
Lightpath	Fiber	Type 1	Partial Coverage
Time Warner Cable	Fiber	Type 1	Direct to Tenant
Time Warner Cable	Coaxial	Phone or Cable	Full Coverage
Verizon Enterprise	Fiber	Type 1	Partial Coverage

Key Features of Connectivity

- Choice available of 6 unique sources of high-speed fiber connectivity.
- Multiple POEs and riser pathways support ISPs/tenants redundancy and diversity requirements.
- Telecom cables are kept in protected, secure risers throughout the building to minimize risk of damage.
- A distributed antenna system (DAS) is in place to boost cellular reception.
- Telecom equipment is located in a secure, dedicated room to protect against service interruption.
- Management has documented agreements in place with carriers to support seamless and timely provision of services to tenants.
- Management offers capability to bring in new ISPs if requested by tenants.

Wired Certification Fact Sheet Explainer

Cabling Type	Use	Maximum Speed (Bandwidth rates)
Copper	Used in older Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide Internet access to customers.	100 Mbps
Coaxial	Used in most Cable provider networks. Typically used for Television sets or Modems.	300 Mbps
Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wireline cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal Internet capabilities.	1000 Mbps (1 gig)
Fiber	Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds.	1 Mbps – 10,000 Mbps (10 gig)

Distribution Type	Definition
Direct to Tenant Space Only	Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service.
Partial Distribution	Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution is less time intensive than direct to tenant space cables.
Full Distribution	Carrier places distribution points (a termination box or a coil of spare cabling) every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenants to receive new service.

Network Type	Definition
Type 1	Carrier owns the fiber entering the building.
Type 2	Carrier is using someone else's fiber, copper or coax to reach a tenant.
Phone Company or Cable Network	Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offer slower Internet speeds.
Rooftop Connection	Rooftop connections are designated for Fixed Wireless providers. See definition above.

Wired Certification Building Assessment

Address:	1166 6th Avenue, New York, NY 10036, USA	**Property Manager:**		**Auditor 1:**	J. Calandrillo
Building Name:		**Point of Contact**	Demetrios Gianniris	**Auditor 2:**	
Building Owner:	Minskoff	**POC Phone #:**	212-616-1756	**Audit Date:**	9.17.15
Bldg. Sq. Ft.:	1,600,000	**POC Email:**	demetrios.gianniris@mgeutc.com	**Audit Time:**	10:30 AM
# of Tenants:	7				

Wired Certification

Wired ID#:

	Total Points Possible	Self-Assessment	Auditor Assessment
Connectivity points:	**59**	50	**46**
Infrastructure points:	**25**	25	**20**
Readiness points:	**16**	13	**16**
Total certification points:	**100**	88	**82**
Certification Level			**Gold**

General Comments

This is a 44 story building located in Midtown Manhattan. From a connectivity perspective, this building has multiple fiber options which allow tenants to choose their preferred carrier and also to have redundant connections if they so choose. The building should consider having a fixed wireless connection to offer redundant service to that offered from the street. From an infrastructure perspective, this building has a good backbone with multiple POEs, a dedicated telco room and multiple risers. Unfortunately, much of the telco room and risers are full of old equipment and cabling, making it difficult to accommodate future growth from existing providers or new service from new providers.

Wired Certification Building Assessment

Section 1: BUILDING CONNECTIVITY

	Name of Provider (pull down)	Transmission medium (pull down)	Network description (Type 1 or Type 2) (pull down)	Level of distribution (FIBER ONLY) (pull down)	Point of Entry location	Location of Telco equip in building	Observations and Comments
ISP 1	Lightpath	Fiber	Type 1 - independent network	Partial distribution	Basement North side facing 46th Street	Main Telco room in center of basement	Lightpath was identified in the first POE facing 46th street, with a small termination box mounted on the wall. Lightpath traverses the building through the east and west risers.
ISP 2	Lightower	Fiber	Type 1 - independent network	Partial distribution	Basement West facing 6th Avenue	Main Telco room in center of basement	Lighttower enters at the second POE and traverses the building through both the east and west risers. There are extra coils on the 5th, 10th, 15th and 19th floors.
ISP 3	Time Warner Cable	Fiber	Type 1 - independent network	Direct to tenant space only	Basement North side facing 46th Street	Main Telco room in center of basement	TWC fiber equipment was located throughout the building including a fiber splice box on the 5th floor. After checking with TWC, they are not able to provide service to this building within 90 days, therefore is being noted as Direct to Tenant Space, since connecting other tenants may take additional time.
ISP 4	Verizon Enterprise Business	Fiber	Type 1 - independent network	Partial distribution	Basement North side facing 46th Street	Main Telco room in center of basement	Verizon Enterprise Business equipment was located at POE 1
ISP 5	Time Warner Cable	Coaxial	Phone or Cable company network	Full distribution	Enters from external wall with cabling coming from the roof	Main Telco room in center of basement	TWC Coax cabling enters from an external wall. Cabling is seen throughout the building.
ISP 6	Level (3)	Fiber	Type 1 - independent network	Direct to tenant space only	Basement North side facing 46th Street	Main Telco room in center of basement	Level (3) fiber is located in the East riser. Distribution boxes were not seen on the floors reviewed, but the agreement shows the as-builts connecting floor 10.
ISP 7	AT&T	Fiber	Type 1 - independent network	Direct to tenant space only	Basement North side facing 46th Street and Basement North side facing 46th Street	Main Telco room in center of basement	AT&T enters at both POEs and has cabling up the West riser. Distribution boxes were not seen on the floors reviewed.

Wired Certification Building Assessment

Question Scoring		Points Possible	Self-Reported Score	Auditor Points
1	Number of independent Type 1 carrier network connections into the building	10	10	10
2a.	Type of transmission medium (connectivity) that currently exists for the building: Coax	3	3	3
2b.	Type of transmission medium (connectivity) that currently exists for the building: Fiber	9	9	9
2c.	Type of transmission medium (connectivity) that currently exists for the building: Fixed Wireless	9	0	0
3	If the building has fiber, are there fiber distribution capabilities with termination on the floors that tenants can connect to?	12	12	8
4	Number of existing internet providers available that have a physical presence in the building	16	16	16

Wired Certification Building Assessment

Section 2: INFRASTRUCTURE

	Question	Description	Answer Guidelines	Self-Reported Response	Audit Response (pull down)	Observations and Comments		Points Possible	Self-Reported Score	Auditor Points
						Location				
5	**Building has multiple points of entry (protected conduit locations) for telecom wiring?**	Multiple points of entry means that there are telecom cable entry points into the building from different locations or sides of the building; this creates a physical separation so that if the connectivity on one side of the building is disrupted (construction, fire, flooding, etc.), connectivity from the other side can still be functional. Conduit supporting cables must be separated by at least 20 feet to support true diversity of connection. In order to be considered a "conduit location," access to the building must come through a below-ground conduit vs. a non-protected or exposed cable that is draped around the building.	**Yes or No**	Yes	Yes	POE 1 - 46th Street on the North Side of Basement POE 2 - 6th avenue on the West Side of Basement	At POE 1 facing 46th Street, there are 8 - 4 inch conduits. 5 of them are full or near capacity with cabling or innerduct with several available for the placement of additional cabling. AT&T, TWC and Cablevision (Lightpath) were all present at this POE. At POE 2, both AT&T and Lightower were identified. The number and size of conduits were not identified.	**5**	**5**	**5**
6	**Building locates telecommunications equipment in a…**	Telecom equipment within a building can be easily damaged or cut, creating risk of service interruption. Thus, where this equipment is located and how it is secured is an important factor affecting service.	Answers should be selected based on the lowest threshold observed (e.g. if even only one carrier has equipment in a hallway in an open environment, this answer should be selected) • **Exposed hallway / open space -** telecom equipment is located in an open work area • **Shared closet or room -** telecom equipment from multiple carriers is in a shared closet or room (i.e. Verizon and Cogent equipment next to each other in the same closet) • **Dedicated room -** separate, designated, protected space for each singular carrier (i.e. Verizon in a room by itself)	Dedicated room	Dedicated room	Center room in the basement	Cables enter the Telco room by traversing a 120 ft path from the POE. Much of the equipment in this room is for old copper and a splice point for fiber.	**4**	**4**	**4**
7	**Is there spare capacity to install new telecommunications equipment in the building?**	Space for additional equipment suggests that a new carrier could easily come into the building and provide service to tenants without major infrastructure work needed to create space for equipment.	**Yes or No** Requirement guidelines (for Yes): • There is spare room in open conduit, defined as no more than 40% fill factor per conduit, and • There is space in a secure closet for at least 1 post rack (19" x 7') with a 3' door clearance or cage/cabinet (72H x 29W x 36Din) depending on the size of the building and its requirements.	Yes	Yes	POE 1 has 2 available 4 inch conduits along with 50% of a 3rd conduit available for the placement of additional cabling. The remaining 5 conduits are full of cabling or innerduct. POE 2 does not currently have any space available. The telecom room is filled with lots of old copper equipment and racks that are no longer in use. There is minimal room for new equipment to be placed. That being said there is a whole bay (8x8') that could be used for the placement of a new rack or new wall mounted equipment.	**5**	**5**	**5**
8a	**Building has riser space that goes from the basement to the top floor in a closed, protected environment?**	This question evaluates the state of riser pathways that support the **existing** telecom cabling.	**Yes or No** Requirement guidelines (for Yes): • There is dedicated riser space that runs vertically from the basement to the rooftop, and • The vertical riser is protected in a secure environment so that the cables cannot be easily accessed or damaged.	Yes - Protected	Yes - Protected	There are 2 risers each of which traverse the entire building. Both risers start on the 3rd floor and rise to the top floor, the 44th.		**7**	**7**	**2**
8b	**Building risers can easily support service delivery from the addition of any new ISPs within the current infrastructure (without additional build out work)?**	This question evaluates the capacity of the existing riser pathways to support any **new** telecom cabling to be added to the building. Easily supporting the addition of any new ISPs means that the building has space in the risers to provide access for new providers to the building without significant infrastructure upgrades.	**Yes or No** Requirement guidelines: **Yes -** No additional work needs to be done. Cable can be run up the building without any additional work **No -** There are messy telco rooms or risers where there is a lot of obstructing equipment already, core drilling is needed to create vertical pathway, or if there is a need to expand the holes in the floors, etc.	Yes	No	Both risers start on the 3rd floor. The east riser does not have any capacity on this floor and new core holes are needed here. On the west side, the riser room is split into two rooms - 3 West A and 3 West B. 3 West A does not have conduits but does have some capacity for cables. 3 West B has 5 conduits entering with multiple conduits and core holes exiting, including 2 that are completely open to new cabling. On the higher floors such as 5 and 10, the room available for additional cabling is minimal to none and would be very difficult to accommodate additional cabling. As you rise higher 15-44, more conduit space is available.				
9	**Building has two or more diverse riser locations?**	Risers are vertical shaftways that house telecom cabling and provide access from the equipment in the basement to all floors. Two or more diverse riser locations creates route diversity for one or more carriers, and helps to protect against outages if there are damages to one conduit or riser. This improves the resiliency of connectivity for tenants to keep their systems up and running.	**Yes or No** Requirement guidelines (for Yes): There needs to be a reasonable distance of separation where damage to one riser will not affect the other pathway	Yes	Yes	There are 2 risers. The first starts on the 3rd floor on the East side of the building next to the elevator. The second also starts on the 3rd floor but is on the west side of the building, approximately 75' from the East riser.		**4**	**4**	**4**

Wired Certification Building Assessment

Section 3: READINESS

Question		Description	Answer Guidelines	Self-Reported Response	Audit Response (pull down)	Observations and Comments	Points Possible	Self-Reported	Auditor Points
10	**Building has signed Point of Entry Agreements (POEs) in place with carriers?**	Signed Point of Entry documents (also called "Right of Entry" or "Right of Way" contracts) indicate that an agreement is in place between the Landlord and the Internet Service Provider that owns cables and equipment in the building. The agreements limit the potential for future conflicts or challenges between landlord and carrier that may threaten the ability of tenants to maintain their current or future internet connectivity. The carrier's relationship to the building should be transparent to the tenant.	**Yes - all carriers, Yes - some carriers, or No** Requirement guidelines: POE Agreement needs to include: • Building Owner / Manager name • Carrier name • Signatures	Yes - some carriers	Yes - all carriers	AT&T, Level (3), Lightower, Lightpath, and TWC are present. Verizon is missing, but is a legacy carrier and often does not have agreement in place.	**6**	**3**	**6**
11	**Does building management have a boilerplate agreement (documented terms & conditions) in place?**	Boilerplate agreements for telecommunications (also known as Telecom Policies and Procedures) describe the landlord's rules for installing, maintaining, and removing telecom 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.	**Yes or No** Requirement guidelines: Boilerplate policies & procedures should include: 1. Definition of "telecom" equipment 2. Use and approval of telecom installation plans 3. Responsibility for installation, maintenance, and repair of the Equipment 4. Rules for performing work in the building	Yes	Yes	Boilerplate agreement is on file for Minskoff	**5**	**5**	**5**
12	**Does building management have the capability to bring in additional new service providers into the building to cover new service requirements demanded by tenants?**	Building management should answer No to this question if the building does not have the capability to support new internet services within the building. Reasons for this may be varied, but include clogged or obstructed points of entry, conduits, telecom closets, and/or risers. Additionally, sometimes landlords do not wish to allow new ISPs into the building due to over-crowding or sufficient services already in place.	**Yes or No** Today, this question is challenged ONLY if observations related to another question prevents a new ISP from coming in the building	Yes	Yes	There is room is the POEs and telco room to place accommodate new providers. There is limited space in the risers, but this building could likely bring in new carriers if requested by a future tenant.	**5**	**5**	**5**

Wired Certification Building Assessment

Additional Questions

		Answer Guidelines	Self-Reported Response	Audit Response	Observations and Comments
1	In public areas, is public wifi available?	**If yes, who is it provided by?**	No	Yes - provided by a tenant	Café Wifi
2	Is there a Distributed Antenna System (DAS) in place for cell phone service?	**If yes, is it carrier neutral?**	Carrier specific	Carrier specific	Sprint
3	Is there carrier cellphone equipment in place for cell phone service throughout the building?	**If yes, is it carrier neutral?**		No	
4	Are there Wireless Application Protocols (WAPs) present in the buildings?	**Yes or No**		No	
5	Do you have a first responder system in place?	**If yes, describe the type**	No	No	
6	Do the building's Points Of Entry enter from different sides of the property? (e.g. North, South, East, West)	**Yes or No**	Yes	Yes	
7	Do the carriers in your building offer Central Office diversity?	**Yes or No**	Yes	Yes	
8	Is telecommunications equipment in your building located above grade (to prevent possible damages from flooding)?	**Yes or No**	No	No	
9	Have you or your service providers implemented any Green / Sustainability measures for reducing the environmental impact of the connected building provisions at this location?	**Yes or No**		No	
10	Power source/ back-up generator connection (is telecom equipment directly connected to back-up generator in case of emergency)?	**Yes or No**		No	
11	Does your building have a Building Management System (BMS) to control and monitor the building's mechanical and electrical equipment?	**Yes or No**		Yes	