

95 Columbus

WiredScore fact sheet



Certification
WiredScore

Expiration date
June 14, 2024

Building size
629000 sqft

Building address
95 Columbus, 95 Christopher Columbus Drive, Jersey City, New Jersey, 7302, United States

Certification

WiredScore is the world's only internationally recognised digital connectivity rating scheme.

95 Columbus has been awarded a WiredScore Platinum rating for its outstanding digital connectivity!



Introduction

Connectivity isn't a nice to have, it's a requirement

That's why 95 Columbus has worked with WiredScore to measure, improve and certify its digital connectivity.

What does your WiredScore Platinum building include?

Connectivity

- Five or more high-speed internet providers are available (fiber or fixed wireless) giving tenants options at a competitive rate.
- There is reliable mobile performance for at least two operators in the building for tenants to connect or use as a backup internet solution.
- Fiber connectivity is ready to deliver high-speed internet to tenants.
- There is at least one fully distributed fiber option throughout the building to provide tenants with faster installation time and minimum disruption.
- There is free Wi-Fi in a common area to provide seamless internet connectivity and to enable guests to connect upon arrival.
- Four or more providers are available to deliver alternative connectivity services to tenants.
- Coaxial or copper connectivity is available for lower cost and diverse connectivity services to tenants.
- There is space on the rooftop to install fixed wireless equipment. This provides a redundant option to mitigate risk of outage.

Infrastructure

- The space allocated for service provider equipment is secured and dedicated to improve data security and reduce risks of accidental damage.
- There are diverse points of entry on different sides of the building and diverse internal routes to telecommunications room(s) or riser(s), to prevent single points of failure.
- Physically diverse risers increase the resiliency of tenant connectivity services.
- There is spare capacity at the building points of entry to enable faster installation times and minimum disruption for new internet service providers.
- Climate control in a telecommunication room is protecting tenant internet services from overheating and condensation.
- There is capacity available throughout the riser(s) to enable faster installations of new connectivity services.
- There is space available in the telecommunication room(s) to accommodate new internet service providers, enabling faster installation times.
- The building has at least two diverse areas for accommodating provider equipment, preventing single points of failure.
- There are diverse cabling pathways between the telecommunications rooms and the risers to prevent single points of failure.
- The building has dedicated and protected paths for incoming internet service provider cabling, reducing the risk of accidental damage.
- A riser, distributing telecommunications cabling, has a secured access on each floor to facilitate installation and prevent unauthorized access.

Readiness

- There are signed access agreements available with all internet service

providers to streamline installation and offer full transparency to tenants.

- There is a standardized access agreement on file to expedite future installations of internet service providers.

- Good installation practices are maintained for the telecommunication infrastructure to reduce the risk of accidental damage and potential loss of service.
- There are defined horizontal pathways on tenant floors to enable new tenant services to be run with minimum disruption.
- A defined cabling pathway into the building facilitates seamless connections from service providers to tenants.
- A top-to-bottom riser enables easier and better protected routing of tenant connectivity services.

Connectivity Options

Fiber/Fixed Wireless

Distribution

Altice

Partial Distribution

AT&T

Partial Distribution

Cogent

Full Distribution

Crown Castle Fiber

Full Distribution

Verizon

Full Distribution

Verizon Enterprise Solutions

Full Distribution

Zayo

Partial Distribution

Coax/Copper

Distribution

Comcast Business

Full Distribution

Verizon

Full Distribution

Technical Jargon

Fiber

- The most technologically advanced form of cabling used in buildings. Direct fiber provides dedicated high speed connections with equal download and upload speeds.

Signed access agreements

- Signed access agreement documents indicate that an agreement is in place between the landlord and the ISP that owns cables and equipment in the building. The agreements limit the potential for future conflicts or challenges between landlord and provider that may threaten the ability of tenants to maintain their current or future internet connectivity.

Points of entry

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

Fiber distribution

- Having multiple fibers or tubing installed throughout the building enables quicker installation of connections to tenants.

Fixed wireless

- Rooftop based antenna networks are used for both primary and secondary forms of connectivity. A top choice for secondary connections because it doesn't rely on the existing cabling into a building.

In-building mobile planning

- Radio frequency (RF) testing should be considered for all commercial buildings to confirm the mobile signal strength available throughout the building. Having an in-building mobile solution installed ensures quality of service to existing and new tenants alike.

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 risk of internet outages by reducing personnel access to equipment servicing tenants.

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 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.

Wi-Fi coverage

- Providing free Wi-Fi in common areas enables tenants and their guests to remain connected throughout the building.

Cable pathways

- Dedicated cable pathways that allow telecommunication cables to be safely routed horizontally and vertically through the building. It is key that the capacity of the cable pathways through the building is adequate for the needs of the building.

Choosing the right internet service provider (ISP) and plan.

WiredScore Connect at 95 Columbus

A time consuming and complicated process? It can take dozens of hours to navigate Internet service providers (ISPs), compare pricing and packages, and manage the installation process. We can help.

Our connectivity partner, WiredScore, is an independent 3rd party that has certified the connectivity in more than 2500 buildings worldwide. As a tenant in a WiredScore-certified building you can leverage their expertise for free to help you get setup with great internet service.



WiredScore will help you



Discover and compare internet service packages.



Understand and choose the best package for your business.



Interface with the Internet service provider for an improved order and installation process.

Ready to learn more?

Contact us. There's no obligation and no cost to you.