



Meet Me in Boston

An ongoing series examining the dominant “meet me” facilities in major North American cities

In concluding our 2003 tour of the major core interconnection facilities in North America, this writer would like to thank The Dagda for the opportunity, as well as for a beneficial and enlightening year.

Throughout the past year, the major communications markets of North America were researched, reviewed and the core interconnection points of the major networks were featured. Along the way, a clearer picture was drawn about the network interconnection business and, more specifically, the difference between a core interconnection point and a collocation or data center-type facility.

In the core sites, multiple interconnections happen at every speed, medium and protocol (including DWDM), and the physical space requirements are usually for transport and core switching and routing. In the data center-type sites, there are usually less

interconnects needed, and they are mainly Ethernet or TDM, while the space is mostly servers. Almost every network has core routing and server requirements. Finding the best place for each layer was the purpose of the series.

Last year, readers were encouraged to suggest additional markets to be featured in this series. That is how San Francisco was included, and due to the response and requests for other markets, the series was extended again, and this month will feature Boston. If there are other sites or markets you would like to see featured in an upcoming issue of FAT PIPE, please email me directly at hunternewby@telx.com. To see any of the previous cities covered (New York, L.A., Seattle, Atlanta, Toronto, Chicago, Dallas, San Francisco, Philadelphia or Miami) please visit the magazine archives at www.fatpipeonline.com.

Attributes of Carrier Hotel

	1 Summer St.	230 Congress St.
Building size	800,000 sq. ft.	162,584 sq. ft.
Union building	Yes (Boston requirement)	Yes
Building generator	Yes	Yes
Generator rooms for tenants	Yes, unused generators also are available with lease.	Yes
Roof access	Yes, steel platforms in place on 120,000 sq. ft. of roof	Yes
Tenant conduit rights	Yes, multiple empty conduits are available with lease.	Yes
Is there a meet me room?	Landlord does not sponsor a building meet me room. Instead, tenants are allowed to work together directly without charges or interference.	N/A
Is this MMR the featured site?	No	No

For Carriers Not in the Meet Area, Interconnect Options Include:

1 Summer St.	Tenants of the building can request conduit runs throughout the building.
230 Congress St.	Riser master plan permits efficient access to tenant ancillary equipment and carriers located throughout the building.

The Costs and Availability Are Determined By:

1 Summer St.	There are labor and materials charges for the construction, but the landlord does not impose any additional fees.
230 Congress St.	Labor and materials. Contact landlord for additional pricing information.

may not be generating enough revenue for the carrier in need of the connection to cost justify the necessary labor and materials and/or conduit. For a low-speed circuit or multiple carrier interconnections, it might be a better option to collocate with one of the existing tenants in the building. Prior to that, however, be sure and investigate the carrier access within their site and their level of neutrality in connecting to those networks.

One Summer St. is easily one of the best carrier hotels in New England due to its list of carrier tenants and carefully

Boston T-1 Party

After researching the Boston market, the three sites that were mentioned most were 1 Summer St., 230 Congress St. and 74 West St. in Waltham, Mass. The first two would fall into the carrier hotel category, whereas 74 West St., a Switch and Data Facilities site, is more of a data center. Depending on one's needs, these site should be able to accommodate most folks in the Boston Area.

Carrier Lists

1 Summer St.	230 Congress St.
Broadwing	360 Networks
Level 3	AT&T
MCI	Broadwing
Verizon	Global Crossing
XO	InterNAP
ICG	Level 3
MFN	MCI
NEON Communications	MFN
Nstar	NEON
Qwest	Network Plus
WilTel	Paetec
	Qwest
	RCN-BecoCom
	Verizon
	Winstar Wireless
	XO

Within the carrier hotels, it was made clear that there was no building meet me point at 1 Summer St., and I was unable to get enough detail about 230 Congress St. to make that determination. As a result, I will compare the two without the interconnection-facility-specific questions. Keep in mind that without a concentrated point of interconnection, cross connects within the building can be problematic. Especially for the single, low-speed circuits that

fully designed infrastructure, which caters to telecommunications companies. The building has a long list of the top telecom tenants in the industry, and the owner understands that the building is only successful because of those tenants. There are no charges to the tenants for the right to run conduit, interconnect to other tenants or customers, get power or conduct their business. The current owner knows the success of its customers is crucial to his own success and, accordingly, will create an environment that reflects that philosophy.

230 Congress St. is the old Western Union building and Boston's oldest carrier hotel. It is substantially full with almost every telecom player in Boston having a presence in the building. Connectivity between all floors and all tenants in the building is easily achieved by existing infrastructure.

The Waltham Switch and Data site, north of Boston, offers a convenient, secure and connected location for firms that wish to house mission-critical gear in this technology corridor. Ease of access, 24 x 7 coverage, flexibility in space offerings and a managed meet me room powered by a mix of providers are some of the key components to the value provided at this location.

This site has been successful by offering a high-grade data center facility in conjunction with neutral, meet me room options. The entire building is owned by Switch and Data, and within the meet me point you can access C2C Fiber, Cogent, NAI, NStar, Qwest, RCN, Verio and Verizon. Even though the site is not downtown and more of a data center environment, the managed interconnection point may provide the level of access your network needs.

For more information on 1 Summer St., contact Jeff Markley at (213) 361-3200 or jmarkley@markleygroup.com.

For further information on 230 Congress St., contact Steve Novick of Yale Properties USA at (617) 737-3777 or novick@yaleusa.com.

For information on 74 West St., contact Jim Weller, Switch and Data vice president of business development, at (410) 827-9383, jweller@switchanddata.com.

Hunter Newby is chief strategy officer of telX. Reader suggestions for cities to be covered in this series should be sent directly to Hunter at hunternewby@telx.com.