

ISG TECHNOLOGY

Topeka DATA CENTER

Located At:

400 SOUTHEAST JEFFERSON STREET
TOPEKA, KANSAS 66607

Date: 7/13/2022

Property Overview

Property Overview and Identification	
Property Name	ISG Technology Data Center
Address/Location	400 Southeast Jefferson Street
City, County, State & Zip	Topeka, Shawnee County, Kansas 66607
Site Area	35,580 SF or 0.82 acres
Property	
Property Status	Existing
Property Size	16,334 GBSF
Stories	Single story
Tenant Spaces	Single
Current Use	Colocation Data Center
Original Year of Construction	1964
Parking Area	The subject offers parking of 1.10 spaces per 1,000 square feet of gross building area.

Legal Description

The subject is identified as Lots 1, 2, 3, 14, 15, and 16, Block T, Keyway Subdivision, a subdivision in Topeka, Shawnee County, Kansas.

Datacenter Space

There is space for 100 racks, will need additional UPS, PDU and Cooling Capacity

Power and Cooling

- Building Transformer Size: 800 KW/1000KVA
- 3412C Caterpillar Diesel Generator Size: 800 KW/1000KVA, w/1000-gallon fuel capacity (Hours - 417)
- MGE EPS6000 (Snider Electric) UPS - Size: 375KVA @ 80% available to use = 300KVA (2001)
- PDU 300KVA (2001)
- Cooling capacity = 100 tons in a N+1 configuration. (Total cooling tons = 125)
 - Datacenter - 30-ton Liebert CRAC N+1 (2001) (5 units) (R22)
 - UPS Room and office space- 10-ton Liebert CRAC N+1 (2001) (2 units) (R22)
 - Disaster Recovery space – Carrier Roof top units (2012) (1 unit)

Fire Suppression

- FM200 gas for all data center areas (2001)
- FIKE Cheetah fire suppression system for office areas (2001)

Carriers

- AT&T
- Kansas Fiber Network
- Cox
- Lumen/Century Link

SOC 2 Type 2 Certified

In May 2022, BARR Advisory, P.A. (Barr Advisory) issued its SOC2SM report showing that ISG has the appropriate controls in place to mitigate risks related to confidentiality, security, availability, and HIPAA Security Rule Requirements.

List of equipment include in sale

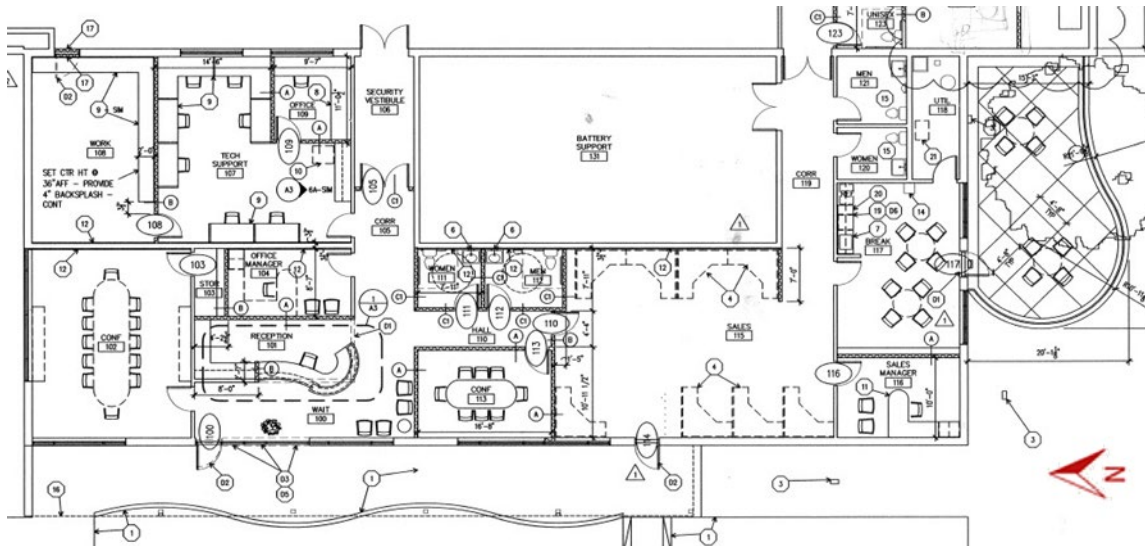
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- Racks –
- Cages
- Rack PDUs
- Power Whips

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Description of Improvements	
Year of Construction	1964
Year of Addition	None
Year Renovated	2001 <i>This was a complete renovation into a "state of the art" data center. Additional improvements were made in 2012, including the renovation and expansion of the offices and the installation of new CRAC units serving the critical IT space.</i>
Gross Building Area (SF)	16,334
Net Rentable Area (SF)	16,334
Efficiency Ratio	100%
Tenant Spaces	Single
Usable Area (SF)	16,334
Stories	Single
Construction Class (MVS)	C and D
Structure	Concrete Block
Foundation	Poured Concrete
Basement	None
Floor	Concrete Slab On Grade <i>The floor plate is on a single elevation providing easy transport of equipment.</i>
Walls	Brick Veneer and Painted Concrete Block <i>The front office area extends westerly and has brick veneer. The easterly area has concrete block walls.</i>
Windows	Insulated Plate Glass Windows Set In Aluminum Frames <i>The only windows in the facility are in the office area.</i>
Roof	Flat Roof with Rubber Membrane Over a Steel Deck and Steel Trusses <i>The roof membrane is not ballasted.</i>
Building Quality	Average
Architectural Design/Features	Average to Good <i>The property has an industrial design with an office area built out from the main data center floor area. The office area has a wall height of about 12 feet, while the main data center space has a wall height of about 16 feet.</i>

Office and Administration Areas

The main entrance is made through a single metal pedestrian door along the west wall to the building that is set in an approximate 16 foot wall of aluminum framed glass.

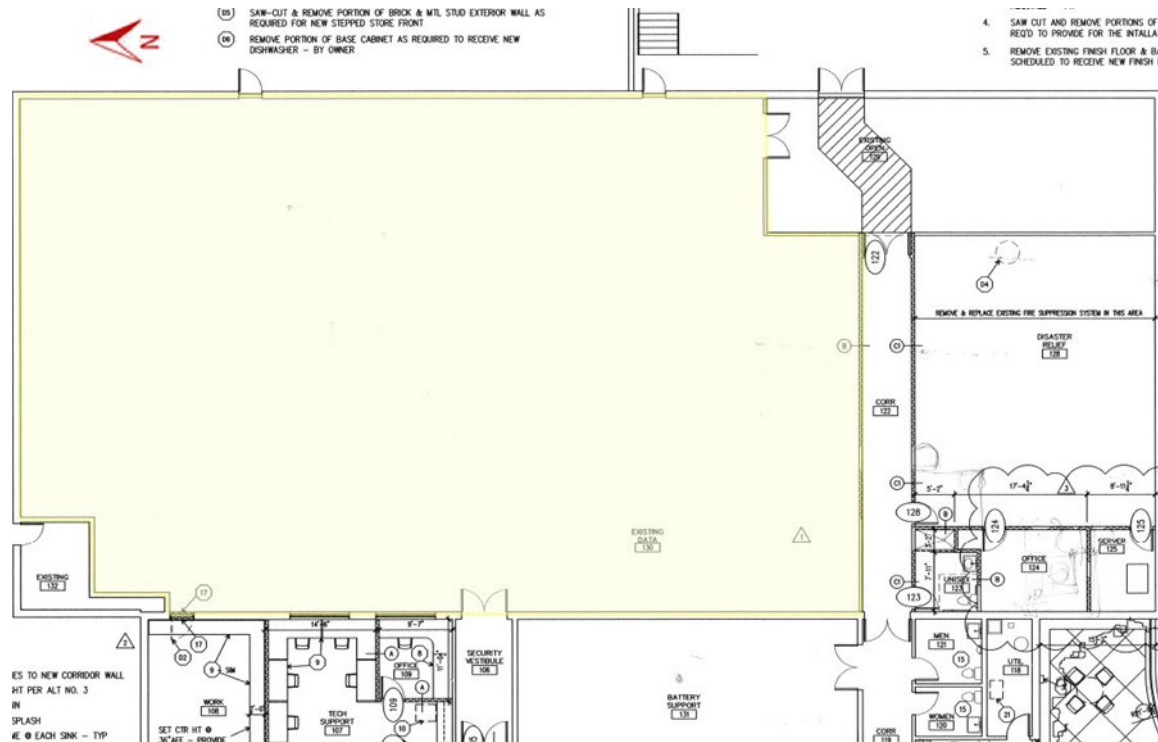


Interior Finish	Entry Lobby
Floor Coverings	Ceramic Tile, Carpet
Walls	Painted Drywall
Ceilings	2' x 2' Acoustical Tile <i>The ceiling clear height is about eight feet.</i>
Lighting	Recessed Fluorescent Lighting <i>The conference rooms has canned halogen and architectural strip fluorescent lighting fixtures.</i>
Doors	Steel Pedestrian Door
Quality of Finishes	Average to Good
Layout	Typical <i>The main entry is made through a set of glass doors opening to a vestibule area. The secondary doors open to a lobby/waiting area and a security office, as well as a conference room and single toilet men's and women's restrooms.</i>

Interior Finish	Office Areas
Floor Coverings	Ceramic Tile and Carpet
Walls	Painted Drywall <i>The map room has interior windows overlooking the data center floor.</i>
Ceilings	2' x 4' Acoustical Tile <i>The ceiling clear height in this area is about ten feet.</i>
Lighting	Recessed Fluorescent Lighting Fixtures
Doors	Solid Core Wood Doors Set In Hollow Metal Frames
Quality of Finishes	Average
Layout	Typical <i>The office area opens to the reception area with an office manager's office behind this area and a large conference room just off the lobby. Another smaller conference room is located off the lobby, with an open bullpen area, and a sales office and a break area in the south end of the space. A tech support area with a private office and another separate work area are located to the rear of the offices with windows overlooking the data floor. There are restrooms located off the corridor accessing this area and there are additional restrooms off a rear hall accessing the data floor. There is a janitor's closet off the break area and a fenced employee patio/lounge area outside.</i>
Comments	
The break area has vinyl tile flooring, painted drywall walls, and a 2' x 4' acoustical tile ceiling with recessed fluorescent lighting. There is roughly 15 feet of wall and base cabinets with a two basin stainless steel sink set in a laminate top. Equipment includes a refrigerator, dishwasher, two microwaves and a coffee maker.	

Interior Finish	Office Restrooms
Floor Coverings	Vinyl Tile
Walls	Painted Drywall
Ceilings	2' x 4' Acoustical Tile
Lighting	Recessed Fluorescent Lighting
Doors	Solid Core Wood Doors Set In Hollow Metal Frames
Quality of Finishes	Average
Vanity	None
Tops	None
Sinks	Wall Mounted
Men's Fixtures	One Urinal and One Toilet
Women's Fixtures	Single Toilet
Handicap Accessible	Accessible
Comments	
None.	

Datacenter Floor Area



The main data center floor area occupies much of the building's rear area and is highlighted on the preceding plan. In this case, the critical IT space is on slab. The space can be accessed from a corridor off the office area.

Interior Finish	Data Center Floor Area
Floors	12 Inch Vinyl Tile
Walls	Painted Drywall
Ceilings	Exposed Painted Metal Deck <i>The floor deck to bottom of steel in this area is about 12 feet, with about 16 feet to the roof deck. The ceiling height/design is not made for thermal banking in the event of a cooling failure.</i>
Column Spacing	33 x 33 Feet
Lighting	Strip Fluorescent Lighting
Doors	Solid Core Wood Doors Set In Hollow Metal Frames <i>The computer room floor can be accessed by secured steel clad pedestrian doors through a set of man-trap doors.</i>
Quality of Finishes	Average
Total Critical/Raised Floor Space	7,200 SF <i>The raised floor area (exclusive of the mechanical halls) constitutes 44.08% of NRA but not all of the area is fully conditioned and powered.</i>
Bus./Client Critical Floor Space	7,200 SF <i>The business/client raised floor area constitutes 44.08% of NRA.</i>
Cabinet/Rack Design Capacity	100 <i>There are two Remote Power Panels (RPP's) on the data floor allowing expansion of server capacity without adding PDU's. The cabinets are arranged in a hot/cold aisle configuration with cold air fed to the front and hot air expelled at the rear.</i>
Existing Cabinets/Racks	17 <i>Roughly 17% of the space is currently being utilized (by cabinet). The number of cabinets has been relatively static over the last few years, but the utilization been increasing with servers being added.</i>
Cabinet/Rack PDU's	2 Per Cabinet <i>There are individual PDU's on each side of each cabinet, with each being fed from a separate RPP.</i>
Suites / Cages	Two Caged Areas <i>There is a 10' x 10' cage used by a client, and a 10' x 15' cage used for the cloud service provided by the owner.</i>
Signal and Data Cabling	Suspended Trays <i>These are laid out in a street/avenue arrangement.</i>

There are two distinct fiber entry areas - one on off the rear data center wall, and one in the dock/loading area.

Electrical Service and Power

Electrical Service and Power	
Main Electrical Feeds / Providers	One Above Ground Feed <i>The power lines run along Adams Street. The total power is unknown.</i>
Utility Feed Transformers	One 1,000kVa Transformer <i>This is a 3 phase, 480/277 Volt unit owned and operated by Westar.</i>
Utility Power Distribution (PDU)	Single Main Distribution Panel (MDP)
Operations Power Distribution	2 Cyberex RPP (Remote Panelboard) <i>These are essentially big breaker panels and feed power to the cabinets with diverse feeds and pathways.</i>
Building & Mechanical Power	1.0 MW Existing Stable and Conditioned Power
Operational Raised Floor Power	0.3 MW Existing Stable and Conditioned Power <i>The power works out to 42 watts per square foot of raised floor business/client space, and about 3.0 kW per cabinet capacity.</i>
Operations Area Design Capacity	0.3 MW Stable and Conditioned Power to Critical Areas <i>No additional power distribution is needed to accommodate the critical area design capacity.</i>
Main Electrical Redundancy	N The redundancy is limited due to their being just one main electrical feed and feed transformer, one PDU, and one ATS. The power from the RPP's to the cabinets is redundant.

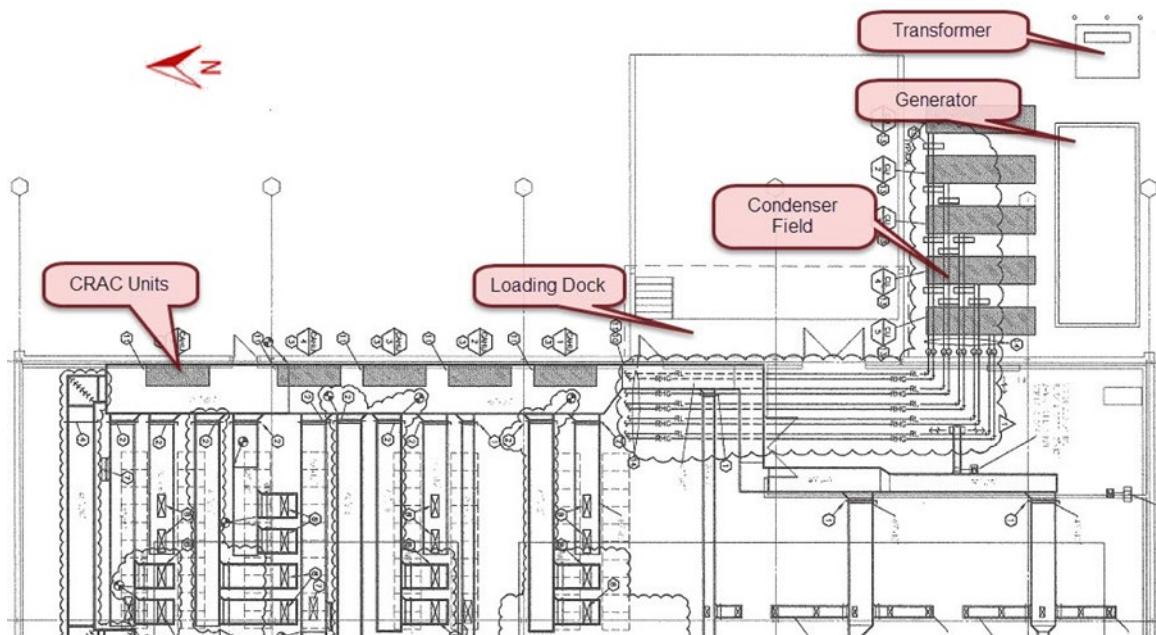
Generator

Generators	
Back-up Generators (UPS)	One 800 kW (1,000 kVA) Caterpillar Diesel Generator
Automatic Transfer Switch (ATS)	Circuit Breaker Type <i>The ATS senses utility voltage and sends a start signal to the generator when the utility voltage drops.</i>
Fuel Storage	One 1,000 Gallon Fuel Tank <i>This is a double walled steel, above ground tank. There are no day tanks. The fuel is topped off as needed and general practices result in its always being at least 75% full when in stand-by. No additional infrastructure is in place to support any additional tanks.</i>
Generator Run Time	17 Hours <i>The run-time is calculated based on fuel consumption of 43.8 gallons/hour at a 75% load, and assuming a minimum fuel level of 75% of capacity following maintenance runs.</i>

Power Feeds and Grounding

Power Feeds and Grounding	
Business Cabinet Power Feeds	Redundant A and B Feeds and PDU's From RPP's <i>These are served with Static Transfer Switches (STS) and run from RPP's to the load level.</i>
Grounding	Complete <i>The building and HVAC units are grounded with a UL listed lightning protection system. There is additional grounding of the building steel and water main, as well as the data center's floor support structure and cabinets.</i>
Comments	
The number and capacity of the UPS systems, generators, and pathways, all allow for an N redundancy for the electrical power.	

Datacenter HVAC



Computer Room A/C (CRAC) Units	
CRAC Units	Seven Liebert Direct Expansion (DX) Upflow CRAC Units <i>There are five 25.1 (nominal) ton units in the data center floor area and two 9.2 (nominal) ton units in the electrical/UPS room, for a total of 143.9 tons .</i>
CRAC Unit Redundancy	N+1 <i>Four of five CRAC units covering the data center floor are used, with the fifth unit providing the N+1 redundancy.</i>
Data Floor Capacity	100.4 Tons <i>This equates to 2.77 kW per rack in terms of the design capacity.</i>
Electrical Room/UPS Capacity	9.2 Tons <i>The required load capacity for this area has been calculated at 8.7 tons, requiring just one unit, and maintaining the N+1 configuration.</i>

Piping	Single, Closed Loop <i>This arrangement does not allow for the piping to be serviceable while a unit is in operation.</i>
Ventilation/Ducting	Flooded Environment <i>The CRAC units are upflow units and there is no plenum or ducting to direct air flow to the rack aisles.</i>
Comments	
The CRAC units are located on the east wall of the data center floor and the condenser units are located in a fenced area in the rear lot (two units serving the UPS room are located on the roof). Each CRAC unit provides temperature and humidity control for the computer rooms and other critical areas. The ceiling clear height is not designed to accommodate any thermal banking.	

Chillers	
Chiller Units	Provided w/CRAC Units
Comments	
The CRAC units are designed for not only cooling, but are used to control humidity and can be used to provide heat if needed.	

Building Fire Protection

Building Fire Protection	
Enclosure	<p>Masonry Walls and Solid Rated Doors Enclose the Data Floor, UPS, and Generator rooms</p> <p><i>Specific fire ratings were not available. Internal testing shows roughly 33 minutes of fire suppression. No flammable materials are stored in the data center area aside from such use specific items such as computer chips and necessary cabling.</i></p>
Critical Area Fire Suppression	<p>Multiple Phase</p> <p><i>The system covers the data center floor, the UPS/Battery room, and the ATS/Storage room, and is monitored with a FIKE Cheetah Fire Protection System which transmits the data to a remote operations center.</i></p>
First Phase	<p>Photo and Ion Single Detector Alarm</p> <p><i>This system is used in the data center's operational raised floor space and other mission critical areas.</i></p>
Second Phase	<p>Photo and Ion Secondary Detector Alarm (Cross Zone) Charges Pre-action System in Critical Floor Areas Sprinkler Head Thermal Interlock at Heat Source</p> <p><i>This system employs an estimated 110+ sensors covering the entire facility, and is complemented by pull stations at all exits.</i></p>
Third Phase	<p>Dry-Pipe, Pre-Action Sprinklers FM-200 Fire Suppression</p>
	<p>The thermal interlock provides water only where it is needed. The data floor and UPS rooms, as well as the ATS area in the loading dock have the FM 200 protection.</p>
Comments	
<p>The non-critical areas, including the offices, corridors, and disaster recovery area are wet sprinklered.</p>	

Datacenter Fiber

Data Center Fiber	
Internet Access Ducting	Two Ducts / Two Diverse Paths <i>These are located 95 feet apart from one another - one on the north, and one near the southeast corner.</i>
Internet Service Feeds	Various Providers <i>Cox Communications, Century Link, and KFM are all provided with diverse paths. AT&T is provided on a single path.</i>
Fiber Network Protection	Not Ring Protected
Fiber Capacity	OM-3 <i>OM-3 fiber can carry 10GB/sec. up to 300 meters. Capacity and speed is effectively unlimited given current technology.</i>

Site Improvements

Site Improvements	
Parking	Approximately 10,000 SF Asphalt and Concrete Striping For 18 Vehicles Spaces Total <i>The number of parking spaces has been determined from a Google map.</i>
Landscaping	Limited <i>The lawn area is not sprinklered.</i>
Signs	Lighted Monument Sign
Miscellaneous	Patio <i>The employee patio area can be accessed directly from the break area. The patio has a curved concrete surface and an enameled fence.</i>
Comments	
The facility has asphalt paved drives and parking at the front and concrete at the rear. The rear lot has truck access and also houses the CRAC units.	

