

# COPT DC-6

## Advantages and Specifications

9651 HORNBAKER ROAD  
MANASSAS, VIRGINIA



 **COPT** | DATA CENTER SOLUTIONS

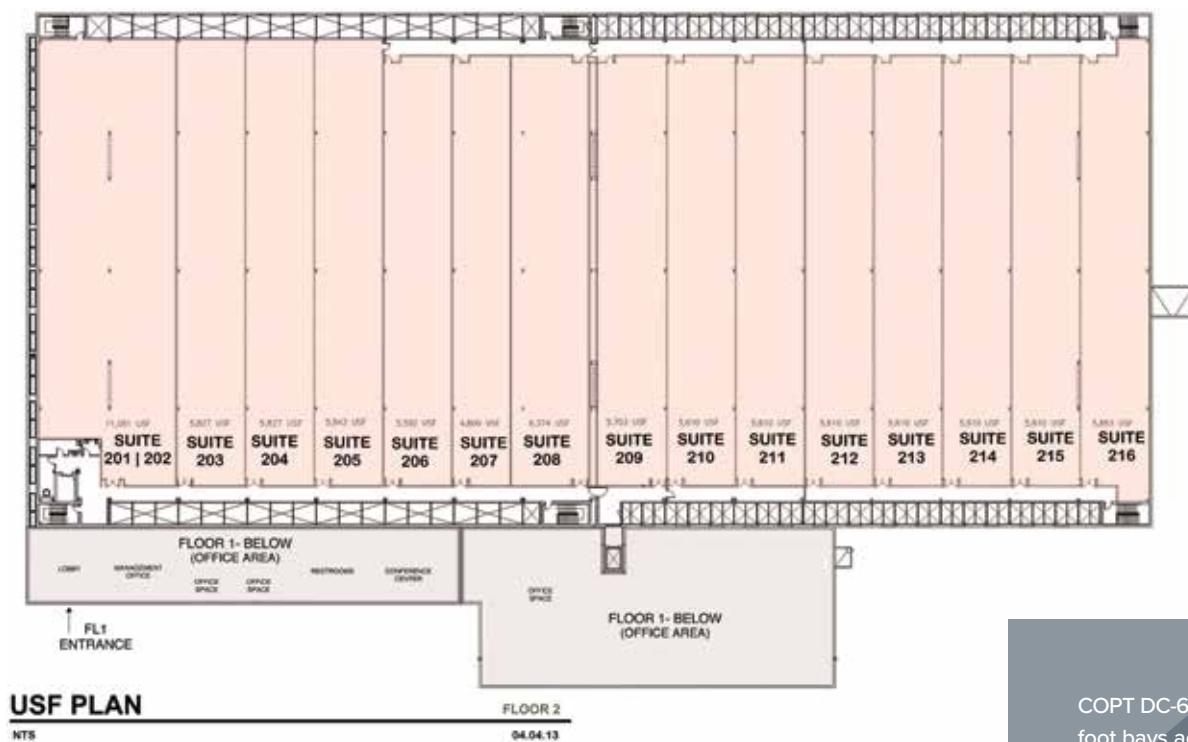


[www.coptdata.com](http://www.coptdata.com)

# COPT DC-6: When Your Data Center's Mission is Critical

Trust your mission critical digital assets to Corporate Office Properties Trust's (COPT's) Data Center Solutions team.

COPT is a publicly traded (NYSE: OFC) \$5.1 billion Real Estate Investment Trust (REIT) with experience and expertise in providing specialized data center and SCIF space to the U.S. Government (USG) and commercial customers. We own 60+ data facilities, totaling approximately 5.1 million square feet of data center and support space within our 17.7 million square foot portfolio. These facilities include 20 operational, purpose-built data centers as well as raised-floor data center lab space for numerous organizations in our office properties. We have award-winning facility and mission control operations staff to support your needs.



West Building // Suites 201–208

East Building // Suites 209–216

COPT DC-6's 5,600 square foot bays accommodate 254 racks with flexible power of 100w to over 250w per usable square foot. Our CRAC-free space allows tenants to install 50% more racks within their premises.



# The COPT DC-6 Advantage

## LOCATION

- 22 miles from Ashburn regional concentration of data centers, mitigating risk
- Not on same power generation as Ashburn
- Outside major flight paths to Dulles International Airport, 15 miles away
- Satisfies all data center location criteria
- 30 miles west of Washington, DC
- Accessible via Route 234 from I-95 to the south and I-66 to the north

## OPERATIONAL

### ENERGY EFFICIENT

- Needs as little as 140 watts of energy to deliver 100 watts of clean power to a rack, using 70% less essential power than traditional data center designs

### LOWER COST OF OPERATIONS

- CRAC-free design provides 10% power savings = \$144,000/MW/yr
- Owned water sources provides savings = \$26,400/MW/yr
- Total annual cost of operations savings = \$410,400/MW/yr

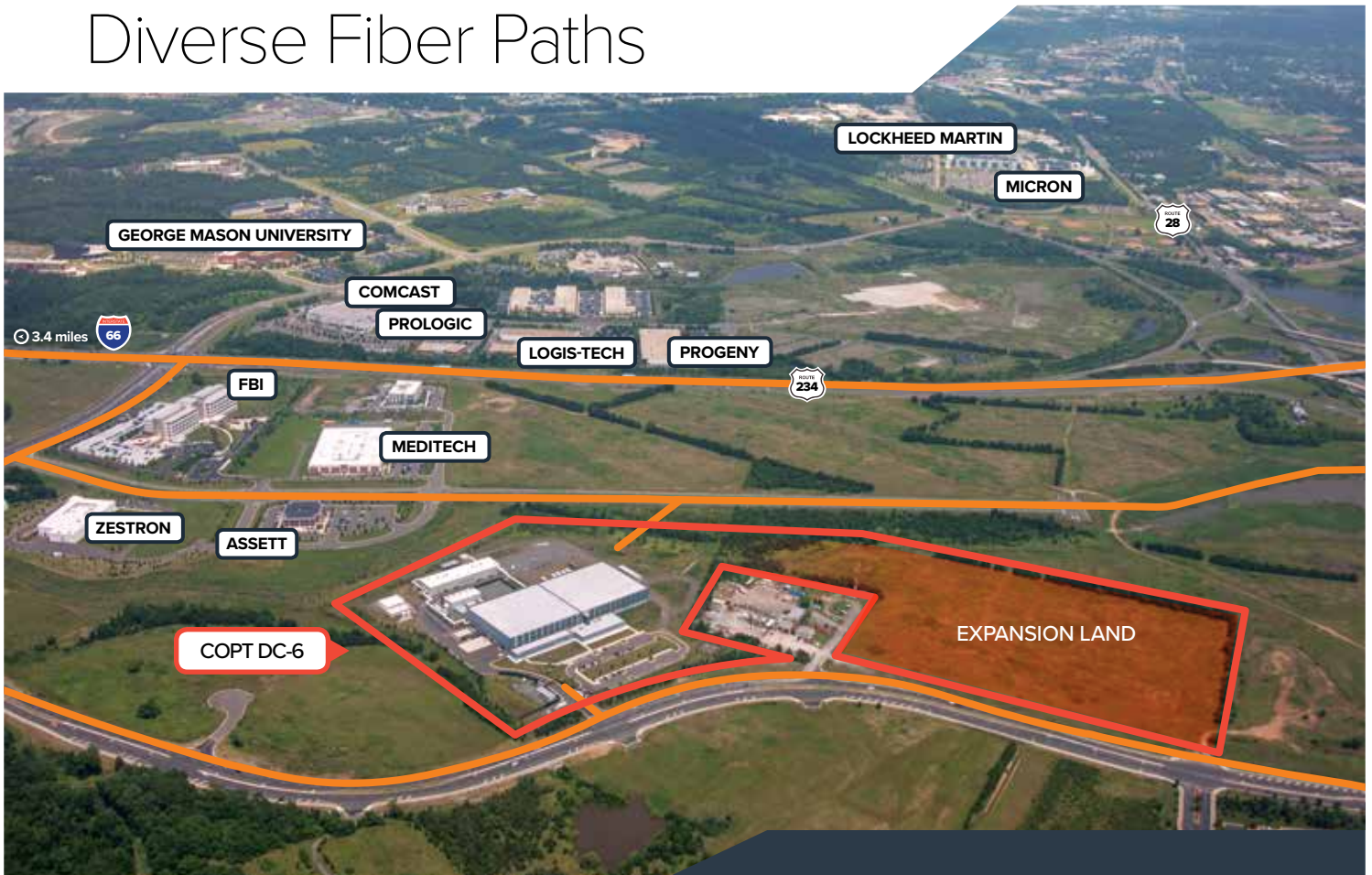
### TAX SAVINGS

- Prince William County equipment taxes are 70% lower than in Loudoun and Fairfax counties
- Savings of \$125,000 for every million dollars in equipment over 10 years

## TECHNICAL

- CRAC-free design allows highly dense deployments
- Support for racks up to 58u for “super dense” vertical growth
- Support for up to 250w per square foot w/ traditional air cooling
- Up to 1,000w per sf w/ in-rack chiller close-coupled cooling
- Designed to a N+1 minimum level of reliability
- Classified as Tier III+ when measured against the Uptime Institute’s reliability criteria

# Diverse Fiber Paths



## CURRENT CONNECTIVITY PROVIDERS

- Comcast

---

- Verizon

---

- Level 3

---

- Lighttower

---

- Zayo

---

- Fiberlight

---

- AT&T

---

- Sprint

---

- Cogent

---

- LINX

---

- Fiberring

---

- IXreach

---

- Hyperion Atlantic

---

- NOVEC

---

- Orange

---

- Tata

---

- Summit IG

---

- MetroCast

- The USG secure connectivity is in the nearby area and direct connectivity is feasible through approved requirements.
- Fiber providers have access to the site from 2 distinct underground locations and fiber entering the facility is directed into 5 diverse communications Meet-Me-Rooms (MMR). This provides one MMR for every 20,000 square feet of raised floor area, for multiple pathways and redundant connectivity to every space within COPT DC-6.
- Latency differences between Manassas and Ashburn are sub 1ms. Latency to regional NAPs is 5x faster than NYSE SLAs.

# Site Security

With a deep history of developing secure DOD rated government office and data center facilities, COPT Data Center Solutions is uniquely qualified to secure your digital assets. The DC-6 facility was built with the Federal government in mind and therefore features the necessary physical security to meet the most stringent end user requirements.

## COPT DC-6 SUPPORTS:

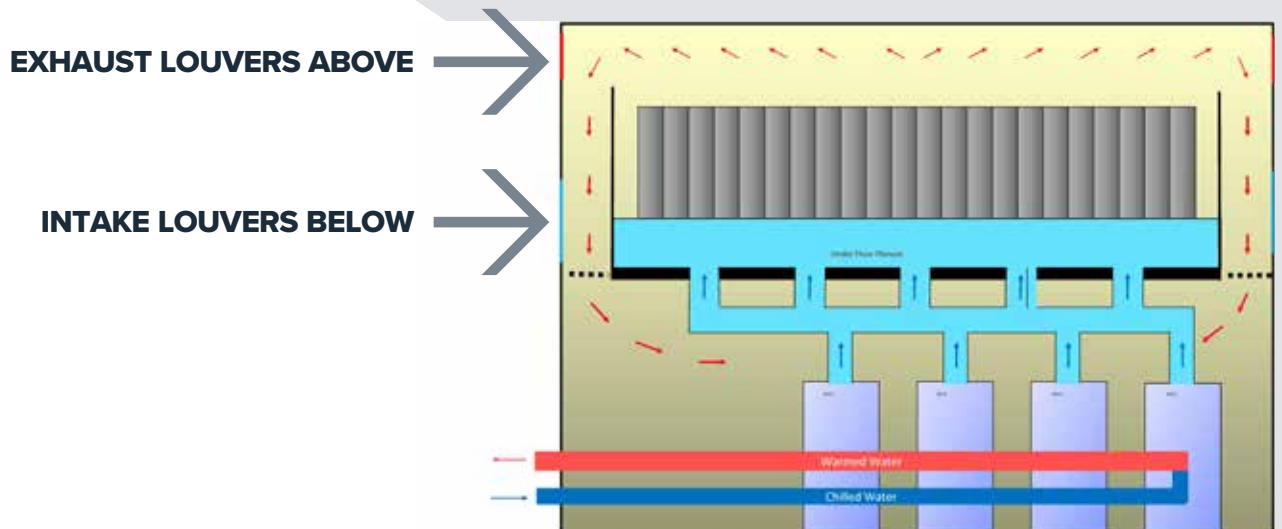
- Anti-Terrorism/Force Protection (ATFP) compliance with a controlled perimeter greater than 150' from the building
- FISMA/DOD/DCID support
- Biometric access controls, man traps & video surveillance zones
- K-12 fences and guarded entrances
- 24x7x365 onsite security
- SCIF space designs ready for construction
- Certification capabilities include FISMA, ITIL, SAS 70/SAE 18 and SOC2



# Innovative Design

COPT DC-6's innovative design segregates the mechanical/electrical infrastructure from the IT space, which affords the tenant several advantages:

- ⦿ Minimizes disruption
- ⦿ Scales easily
- ⦿ Preserves raised floor rack space
- ⦿ Hard security separation
- ⦿ No water over raised floor



# Summary Specifications

## WATER

- Water is provisioned from dual ground water wells, capable of sustaining the mechanical plant requirements during the hottest days of summer
- As a result, operating expenses do not include a monthly fee for water
- No risk as a result of municipality water system failures

## ELECTRIC

- NOVEC provides 50 MW of power via a dedicated 34.5 kV connection
- Dedicated power feeds = higher quality power
- Additionally, NOVEC oversized the concrete conduits to accommodate another 50 MW of expansion capacity
- Power feeds from multiple transmission sources: Loudoun/Gainesville/Vulcan substations
- Optional redundant 34.5 kV circuit from Ox/Cannon Branch substations

## RAISED FLOOR

- 100,000 square feet of raised floor area
- 16 bays each supported by 1.875 MW
- 250 pound per square foot floor loads
- Ability to scale from 100w to over 250w per square foot with no disruption or loss to secure raised floor zone

## POWER SYSTEM

- 5 x 2 MW Electrical Lineups (1.5 MW Critical)
- Configured in 8 MW block – 4 primary, 1 backup
- Rotary UPS available
- No electrical paralleling
- No Emergency Power Off system
- 2 MW Diesel Generators provide N+1 power to mechanical plant
- Modular design that provides ability to expand power in place with minimal disruption and lead time

## FUEL STORAGE

- Up to 500,000 gal. of ultra-low sulfur diesel fuel storage
- Fuel polishing system, with redundant fuel piping systems

## HVAC

- High efficiency chilled water plant
- Air and water side economization
- 20 minutes of chilled water storage
- On site make-up water supply wells
- Concurrently maintainable chilled water piping loops
- N+1 redundant
- No water over raised floor

## FIRE SUPPRESSION

- Multi-zone pre-action dry pipe sprinkler system

## MONITORING SYSTEMS

- Siemens modules: EPMS, BMS, Security and Life/Fire/Safety, Access Control, CCTV



Whether you are looking to lease raised floor space or a secure and reliable colocation home for your IT assets, COPT Data Center Solutions is your single destination. Using our flexible approach, we can tailor a rack ready solution designed to be efficient, dense and affordable.

[www.coptdata.com](http://www.coptdata.com)

## Contact Us:

**Damian Whitham**

Vice President, Business Development  
COPT Data Center Solutions  
443.285.5684  
[damian.whitham@copt.com](mailto:damian.whitham@copt.com)

**Robert Walters**

Principal  
Avison Young  
703.760.9064  
[rob.walters@avisonyoung.com](mailto:rob.walters@avisonyoung.com)