



# THE BUNKER

Data Center & Business Continuity Campus

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## WESTLAND BUNKER

Data Center & Business Continuity Campus



ISO 22301:2012  
Societal Security-Business  
Continuity Management Systems

ISO 27001:2013  
IT-Security Techniques-Information  
Security Management Systems-  
Requirements



COMPLETED SOC-1 TYPE II AUDIT



**HIPAA  
COMPLIANT**





## EXPERIENCE IN DATA CENTER MANAGEMENT

Westland Bunker provides one of the most secure and reliable data center colocation experiences available in the U.S. constructed in a former Corporate Nuclear Bomb Shelter. The facility sits on 50 acres in Montgomery Texas in a rural community far removed from hazards in urban areas. It is located approximately 60 minutes from Houston, 100 miles from the Gulf Coast. The data campus consists of an existing 100,000 square foot office building for Disaster Recovery/Business Continuity and 140,000 square feet of secure underground data storage space in our "Bunker".

Our facility provides exceptional physical security for data center infrastructure. The property is secured with perimeter fencing with camera surveillance. The entry gate is secured by 24-hour guards and document entry of all vehicles and persons. Entrance by tenants is provided by biometric-card key access.

All infrastructure at the campus is hardened against external forces and the campus boasts a robust on-site utility infrastructure including: 50,000 gallons of fuel storage, four 750' water wells, ample water storage, and a hardened office building for personnel relocation. Diverse fiber routes offering bandwidth capacity through multiple POP's in Houston and Dallas ensure uninterrupted communications to the world during times of crisis. In short, the "Bunker" provides the best solution for uninterruptable data services in any crisis.

## SERVICE RESPONSE:

Westland Bunker provides a staff of dedicated employees that provide rapid responses to needs whether physical plant related, network related, or a need for "remote hands" to troubleshoot hardware issues. They provide facility operations, network operations, and back office support. Responses are generally within 15 minutes during business hours and 30 minutes after hours. Complete 24x7 availability ensures that your equipment will be cared for.

## SUMMARY OF QUALIFICATIONS:

Our infrastructure systems including chillers, generators, PDUs, CRACs, and network infrastructure and is a N+1 data center, HIPAA, PCI-DSS compliant and SSAE 16 certified. Additionally, Westland Bunker is a certified partner of Cisco and Microsoft. The campus provided services through Hurricanes Rita, Ike and Harvey, as well as, the ice storm of January 2007 without any client or data performance issues

The Westland Bunker was created to provide a location focused on premier secure colocation, business continuity, and managed services. We don't expect that to change. Our commitment to colocation services is unmatched. The data center is scaled for colocation by the cabinet, caged suite or customized private suite and offers N+1 storage solutions. Our customer focus encompasses all types of companies ranging from small single location accounting offices to large Fortune 100 companies. We believe that all firms, regardless of size, need to have a good solid business continuity plan.

We will expand the campus as new clients require the additional space. Engineering and Construction Plans are completed for four additional buildings providing 330,000 additional square feet of continuity space as well as two additional underground data centers, which will add another 120,000 square feet of computer floor. This current expansion is planned over a seven-year period.

It is the policy of Westland Bunker not to disclose personal and confidential information pertaining to the financials of the company prior to non-disclosure agreements associated with contract negotiations.

The Westland Bunker campus provides the most secure facility to protect our customers' systems. Originally, built as a corporate nuclear bomb shelter, the bunker provides unequalled protection for data systems from hurricanes, tornados, floods, and man-made events.

## PROTECTION FROM HURRICANES:

The bunker is located 35-60 feet underground with 24-72" thick concrete walls and ceilings. This location provides ample protection from high winds and airborne projectiles. Power generation systems are in secure buildings with 9" thick concrete walls and solid concrete decks on the roof, fuel supplies are located in secure underground tanks (quantity, three 10,000 gallon tanks at the building and one 20,000 gallon tank at the bunker). The ground elevation at the campus is 345 feet above sea level and located away from any bodies of water in close proximity. This provides one of the highest points in southeast Texas impervious from flooding and storm surges.

## PROTECTION FROM FLOODING:

The campus ground elevation at 345 feet above sea level guarantees that flooding will not be a concern at the site. In fact, with the lower level of the bunker being located 60 feet underground it is still located 90 feet above the normal pool level of Lake Conroe, the closest large body of water. The bunker is also equipped with a large sump and pumps in the event that any outside water should make its way into the tunnels or pagodas.



The Bunker broke ground on the second data center for the Campus on April 14, 2014. The second data center not only helped raise the standards but also gives relief to overcrowding issues felt in the Houston Market. Located in Montgomery, TX, the new data center measures 105,000 sq ft with 12 MW of power. This addition triples the footprint of the campus bringing to a total of 143,000 sq ft of data center space.

The Bunker is introducing their ClearColo concept, moving all supporting equipment outside of the server rooms into service halls. With this approach it allows the installation and maintenance to be performed securely, with minimal impact in the server rooms. That means for customers, more flexibility and 100% usable square footage. The Bunker will be assured that LEED certification standards are met. These standards equate to optimal energy savings, which results in considerable reduction of operating expenses for our customers.

The location and the design of the new data center was chosen and built with scalability in mind. Part of the design of the new data center is derived from the past. Originally built as a nuclear bomb shelter, the current bunker is fully underground. The unique design of The Bunker provides many advantages like geothermal cooling and added protection. The original bunker concept was preserved with the design of the new data center.





## TROPICAL EVENT EXPERIENCE:

The bunker weathered recent Hurricanes without any issues. Hurricane Rita was the first operational test of the campus and resulted in 0% downtime for any clients here. In the subsequent years we added new campus infrastructure to bring areas of the bunker to Tier 3 compliance and completed those upgrades just prior to Hurricane Ike. Ike proved to be a bigger and closer storm than Rita, delivering large amounts of rain and winds ~95mph. The campus again emerged from the storm with no outages on the campus. Later, in 2017, Hurricane Harvey dumped over 50 inches of rain on Houston, and the Westland Bunker in Montgomery, TX never had to roll to generator, all systems were operational with entire staff on-site for the duration.

## VENDOR COMMENTS:

**We have experienced several weather events which tested our client's Disaster Recovery/Business Continuity plans. With that experience we have improved the site constantly and improved our service offerings. Listed below are some items that have come to light with these various events:**

- Housing for employees and their families should be a huge consideration. During Hurricane Rita it's estimated that less than 50% of the key personnel for numerous companies reported for work at the recovery sites. Their prime concern was for their families. Since Hurricane Rita additional housing arrangements have been established with LaTorreea Del Lago Resort, the KOA (cabin rentals), and various local hotels.
- The site being located 45 miles from Houston lends itself well to providing a location where incidents in Houston are much less likely to affect this area while also being close enough to provide a place to go easily during an evacuation of Houston. Companies learned this lesson during Hurricane Rita when the highways were packed with evacuees unable to reach backup sites in Dallas or Austin. Westland Bunker also provides a site where client employees can reach the site for general maintenance without excessive travel time involved.

## TELECOMMUNICATIONS:

To provide next generation WAN connectivity, carriers have laid five diverse fiber routes into The Bunker. Eight carriers have fully built-out Points of Presence in the Telco Rooms, providing services ranging from low-bandwidth Internet up to 100Gbps DWDM along with directly leased dark fiber. Additional carriers provide service through carrier-sharing arrangements allowing customers to single-source their connectivity company-wide. The Bunker is a carrier neutral facility.

As an additional offering, The Bunker can provide blended internet up to a symmetric 100Mbps. To prevent carrier outages from affecting Internet service, both an ASN and a Public IP block have been assigned by ARIN. By BGP peering with four of the eight carriers, the service provided is four-way redundant. Current BGP Peers include CenturyLink, Comcast, and Suddenlink.

Power to the existing data center is fed by two diverse routes. Power distribution is supplied via two 4000a/480V switchboards, six (6) generator sets provide a total capacity of 7000 kW, and UPS power is supplied via (6) 500kva modules in data center 1 and (4) 750kva modules in data center 2. There are four underground fuel tanks with a storage capacity of 50,000 gallons. Bunker space is provided with a minimum of N+1 cooling utilizing Liebert down draft units with humidification, reheat, and moisture detection. Temperature, humidity, and alarm conditions are monitored electronically 24/7. The master plan for Westland Bunker includes a four-phase expansion in office buildings for business continuity/disaster recovery and an additional data center building. Connectivity to the complex is offered via diverse fiber routes at fiber speeds from various carriers. We have internal offering of blended Internet bandwidth from three carriers. Along with being on net as a carrier neutral facility with ten (10) providers including: AT&T, Zayo, CenturyLink, Consolidated Communications, Comcast, ICTX/Wavemedia, Phonoscope, Suddenlink, and Pure Speed Lightwave.



## EXISTING CRITICAL INFRASTRUCTURE

DESCRIPTION	SPECIFICATION
<b>DATA CENTER SPACE</b>	
RAISED FLOOR HEIGHT	18 INCHES IN HEIGHT (CHILLED WATER PIPING IS OVERHEAD TO ALLOW FOR ADDITIONAL UNDER FLOOR CLEARANCE)
FLOOR LOADING (POUNDS/SF)	1000 POUNDS PER SQ. FT.
DATA CENTER CEILING	CONCRETE DECK
SHARED LOADING DOCK (OUTSIDE OF DATA CENTER SPACE)	DOCK W/BUMPERS
EPO	GENERATORS, UPS, DATA CENTER CRACS & PDU'S, IN THE DATA CENTER SPACE
<b>POWER</b>	
NUMBER OF ELECTRIC DELIVERY PATHS	2 ACTIVE – POWER IS SUPPLIED BY ENTERGY OF TEXAS THROUGH DIVERSE PATHS FROM ALTERNATE SUB-STATIONS.
GENERATORS	N+1 CONFIGURATION
ASSIGNABLE WATTS/FT.	100w/d
UTILITY VOLTAGE PROVIDED	34.5KV
DATA CENTER GROUNDING	ALL EQUIPMENT AND ACCESS FLOORING GRID IS BONDED.
SITE FUEL STORAGE	50,000 GAL. TOTAL CAPACITY (20,000 GAL. ON HAND) W/24HR REFILL AGREEMENT.
PDU DISTRIBUTION	REDUNDANT 225 KVA PDU
<b>HVAC</b>	
NUMBER OF DELIVERY PATHS MECHANICAL, INCLUDING TEMPERATURE & HUMIDITY (HVAC)	1 ACTIVE PATH FROM CHILLER PLANT WITH 2-WAY CAPABILITY IN DATA CENTER SUITES.
CRAC DISTRIBUTION	N+1 CONFIGURATION
CHILLER CONTROLS	N+1 CONFIGURATION
<b>FIRE &amp; Life Safety</b>	
FIRE AND SMOKE DETECTION & ALARMS	CROSS ZONE SMOKE DETECTION SYSTEM AT CRAC INTAKE PORTS, BELOW RAISED FLOOR AND AT CEILINGS
FIRE SUPPRESSION IN DATA CENTER SPACE	VESDA, IONIZATION & PHOTOELECTRIC DETECTION, PRE-ACTION SPRINKLERS, AND HFC-125 GAS SUPPRESSION ABOVE AND BELOW RAISED FLOORING
WATER DETECTION	SUB FLOOR LEAK AND OVERHEAD LEAK DETECTION
<b>SECURITY AND STAFFING</b>	
SECURITY PROVIDED BY SERVICE PROVIDER, ALL OTHER SECURITY TO BE PROVIDED BY TSG	24 X 7 X 365 MANNED SECURITY GATE, PERIMETER FENCING, ACCESS CARD READERS, MONITORED CAMERAS, BIOMETRIC SCANNING.
ON-SITE STAFFING	24 X 7 X 365



Half of the new data center rests on the horizon, the other half is unseen and underground. Built into the side of the surrounding terrain, the expansion of The Bunker campus has more to offer than meets the eye. The new data center was designed to expand on the successes of the past while accommodating growth for the future. An existing access tunnel connects the two data centers to ensure efficient access for customers that extend their businesses to both sites.

Its location in Montgomery, outside of the downtown Houston area, provides more than just the freedom from traffic, but it also allows The Bunker to address any landlocked issues that constrain other data centers and their customers.

The Bunker views this as their perfect opportunity to showcase their strengths and deliver their customers with the real estate, security, and innovation that is needed to sustain all data center needs for years to come.

## DATA CENTER TWO DESIGN

- 105,000 SF purpose-built, concrete tilt-wall Data Center
- Multi-Layer Security with Multi Man Traps
- Five 10,000 SF raised-floor ClearColo Data Halls
- +/- 5,000 SF disaster recovery Office/DR
- Fully operational, commissioned data center space
- 1,125 KW critical load, expandable to 2,250 KW critical load to each ClearColo
- Dual feed power from two substations
- Building designed to withstand 185+ mph winds
- Concurrent maintainability for redundancy of all critical systems
- 2N electrical and N+1 mechanical configuration
- 36-inch raised floor
- Interior/Exterior security cameras, biometric scanners and 24/7 on-site security
- Multiple fiber providers with diverse entries
- Metered Power
- Single-tenant or multi-tenant environment
- Outside of flight paths, Railroads and Industrial areas
- Five days of on-site fuel storage



### JODY CZAJ KOSKI PRESIDENT | JODY@MHWRE.COM | 713.560.6069



Jody Czajkoski brings a fresh perspective to brokerage, construction, development, and investment of commercial real estate. His entrepreneurial expertise and spirit, combined with his extensive knowledge and passion for real estate, led to the founding of MHWRE. In 2012, Jody joined with Mitchell Oxman. Having worked in the tri-county area for over 13 years, his hands-on approach and vision for accommodating clients in every aspect of the real estate process has resulted in a service platform unique to the commercial real estate world.

Prior to forming MHWRE, Jody served as vice president of the Investment Services Division of a local commercial real estate firm, where he was responsible for locating, listing, and marketing property sites for industrial, retail, office, medical, and multi-family developments.

His experience also includes serving as one of the founding investment brokers with Moody Rambin Interests Investment Services Team, where he initiated and evaluated new development and marketing opportunities, oversaw existing portfolios of investments, performed feasibility studies and due diligence, coordinated purchase negotiations, managed contracts, mediated, and oversaw construction from inception to completion.

Previously, Jody was President and owner of Ski Real Estate and Housing Inc., responsible and overseeing the design, development, construction, marketing and sales of over 2,000 homes in Montgomery and Harris Counties. In his multiple real estate ventures in Montgomery, Harris, and Walker counties Jody has brokered and developed more than 350 million dollars in commercial and residential properties.

He received his undergraduate degree from Hill College and Sam Houston State University in Huntsville, and earned his license as a Texas real estate broker in 2000.

Jody and his wife, Nicole, are longtime residents of Montgomery County, where they are raising their three children. They are active members of Sacred Heart Catholic Church in Conroe where, in addition to being involved in the church's numerous ministries, Jody served as Chair of the Parish Pastoral Council. Jody also sits on the board of the Montgomery County Homeless Coalition and is President and Founder of FaithFest, Inc., a 501c3 nonprofit that promotes "Unity in the Community" and partners with local Churches to produce a yearly music festival in Conroe. All activities are a fund raising mechanism for local Christian-based charities, such as St. Vincent de Paul Society, Home of Hope, All the Kings Horses, and Compassion United.

### MITCHELL OXMAN PRINCIPAL | MITCHELL@MHWRE.COM | 281.910.6687



Mitchell Oxman has extensive experience in commercial real estate as a result of a diverse and comprehensive background in entrepreneurial ventures and projects for over four decades. His ability to identify opportunities for growth and development placed Mitchell as one of the leaders of real estate development in the state of Nevada.

He began his real estate career in the 1980s, in shopping center, industrial property, and office building leasing in Las Vegas. Extremely successful in his real estate ventures, Mitchell progressed into buying and selling assets with others, as well as for his own growing portfolio.

Through the syndication of over 40 parcels of vacant land, Mitchell partnered with one of his investors and co-developed and marketed a 33- acre parcel, anchored by Lowes and Kroger- the Horizon Town Center, Henderson, Nevada. This success became one of many over the next four decades. Mitchell continued to enrich portfolios for his investors. Joint ventures and Section 1031 IRS Tax Deferred Exchanges each became part of his specialized expertise. Mitchell's role has been and is always that of Asset Manager both in the

joint venturing of land and ground-up construction of various assets.

In his Nevada career, Mitchell also represented the Sands Hotel in the leasing of a 200,000 sq. ft. warehouse facility. With major national clients in his corner, such as the Sands Hotel, MGM Grand, Humana and others, Mitchell has a reputation for delivering optimal results to everyone involved in his projects.

Mitchell, as a single dad, relocated to Texas to further his daughter's education. He met and partnered with Jody Czajkoski in 2012, where along with other key players, they built MHW into the company that it is today. Mitchell, as principal and asset manager, brings strength and wisdom to the company that further enhances the level of service to clients.

### ANN CROCKER | ANN@MHWRE.COM | 281.651.4898



Ann joins us with an extremely strong and diverse background. She has worked for a myriad of organizations from U.S. Federal Facilities to large petroleum companies, from prestigious universities to worldwide banking institutions and medical facilities.

Ann has outstanding and extensive experience in sales and lease negotiations, due diligence, closing and management transactions. Ann has extensive experience in building renovations and construction management including, exterior, lobby, common areas, elevators, garages, fire alarms and roofing. Also, she has been instrumental in cost saving initiatives for a staff relocation for Bank of America. She has further experience with HR, creation of company manuals, sales brochures and project documents. These cumulative experiences have added to her strong reputation in the industry.

Ann has received multiple awards from Bank of America for her exceptional property management by the Central Region Leadership Team. She joined us this year and we are lucky to have her as part of our team at MHW.