

# Telecommunication Building Condition Report

*Understand, secure and leverage your building's telecommunication assets*

For commercial property owners, a building's telecommunication infrastructure is a vital asset. It delivers high-value functionality – including telephone, data, security and other communication services – that drive tenants' business. It can also represent a significant revenue generation opportunity, from leasing space to carriers (in the building and on the roof) to attracting and retaining tenants.

When left unmanaged, this valuable asset can become a liability. Building owners are often unaware of the state of their telecommunication assets. They may not have a clear understanding of which carriers are present in their building, what type of voice and data services they are equipped to offer, or whether the building infrastructure is sufficient to support tenant technology requirements both present and future.

## REAL ESTATE SERVICES

### Did You Know?

*Building owners are responsible for fire code violations surrounding abandoned cable. The Attain Group TBCR service identifies and helps to resolve abandoned cable issues.*

### THE SERVICE

The Attain Group **Telecommunication Building Condition Report (TBCR)** is a comprehensive audit that provides a complete telecommunication compliance report. It includes four phases: a detailed inspection, comprehensive report,

recommendations for client review, and the Attain Infrastructure Database.

#### Detailed Inspection

The Attain Group's experts will perform a detailed inspection to establish the existing conditions of a property's telecommunication infrastructure. All findings will be documented using photographs and drawings in addition to a comprehensive report. The inspection will compare existing telecommunication conditions to standards and best practices.

#### Comprehensive Report

The report will provide **detailed descriptions and recommendations** of the entire telecommunication system, including:

- Telecommunication main entrance room
- Carrier demarcation point of presence (POP)
- Base building telecommunication rooms
- Rooftop (antenna) telecommunication equipment
- Telecommunication grounding and bonding system
- Environmental conditions in telecommunication rooms
- Vertical (riser) cabling
- Access, control and security
- Telecommunication carrier management
- Carrier services present in the building

#### Recommendations & Review

Attain's real estate team will meet with the client to review the TBCR findings and recommendations. The recommendations will be prioritized



## REAL ESTATE SERVICES: TELECOMMUNICATION BUILDING CONDITION REPORT

based on code violations, health & safety issues, and the client's priorities.

### Attain Infrastructure Database

All of the information from the inspection and the report will be recorded in the Attain Infrastructure Database, providing clients with a permanent record of telecommunication assets. The database is accessible by the client at all times. If the building is part of Attain's preventative maintenance program (AIM Program), the information will be updated any time there is activity in the building that affects the telecommunication infrastructure.

### THE EXPERTISE

Each TBCR inspection team will include a telecommunication engineering technologist, a telecommunication designer (RCDD &/or P.Eng.) and a real estate professional (RPA). In addition, the inspection team will draw upon the collective wisdom and credentials of Attain's Canada-wide organization.

### YOUR PARTNER IN TELECOMMUNICATION MANAGEMENT

As needed, Attain can also provide:

- Service provider lease negotiation and interface
- Design and implementation of telecommunication system renovations and retrofits

- Project management, specification writing and professional services for the tendering, implementation and review of telecommunication, security or audio-visual work performed
- A telecommunication infrastructure lifecycle plan with associated tasks
- Ongoing telecommunication infrastructure management through the Attain Infrastructure Management (AIM) Program
- Review of complete carrier and tenant installations and projects



### ABOUT THE ATTAIN GROUP

At The Attain Group, we help maximize revenue, mitigate risk, and create operation efficiencies by managing your building's most valuable asset. We provide independent telecommunication engineering and consulting services to both public and private real estate owners, federal government departments, architectural and construction engineering firms, and tenants. Our expertise helps these organizations to better understand, control, and protect their telecommunication assets.

Only The Attain Group specializes in applying its comprehensive telecommunication knowledge to deliver both short-term and long-term strategies for the management of wired and wireless building infrastructure. Our proven process provides the roadmap, the language, and the tools necessary to ensure that telecommunication services are installed and delivered securely, reliably, and cost-effectively with minimal impact to facilities and building design.

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



**We See the Big Picture**