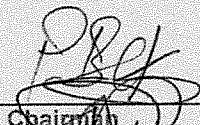


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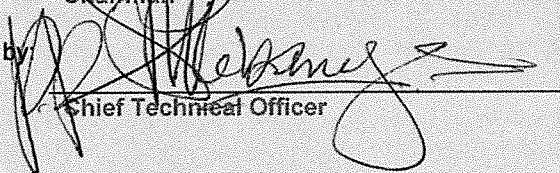


Chairman

Date:

13/03/2015

Approved by



Chief Technical Officer

Date:

13/03/2015

1 BACKGROUND

Broadband Infraco SOC (Ltd) is a telecommunications company providing long distance, back-haul, high capacity broadband connectivity to mostly Internet Service Providers and government institutions. The company has telecommunications sites around the country which enable their network operation. The company has established 13 service centres across South Africa from where maintenance and operations of its network is managed.

In order to carry out their duties effectively the regional maintenance personnel need offices, of suitable size and configuration, in certain metropolitan areas.

1.1 Preferred facility

The preferred facility should have the following features, besides the specifications mentioned under section 4 "Requirements", in place:

- Facility must be well ventilated.
- The access road leading to the facility and drive way should be constructed with tar and/or heavy duty paving brick; no gravel road.
- The facility should consist of office rooms, kitchen, meeting and rest rooms. The office, kitchen, meeting and rest rooms should be fitted with suitable windows.
- The meeting room should be able to accommodate at least 15 people.
- The offices and meeting room floor should be fitted with either tile or carpet whereas the kitchen floor should be fitted with tile.
- The offices, meeting room, rest rooms and kitchen are to be fitted with a ceiling.
- The facility should be equipped with a geyser adjustable to 55°C for effective management of electricity consumption.
- The facility should be equipped with air conditioners both in the office space rooms and storage area with individual controls.

- All lights other than neon tube type to be fitted with energy saving CFL or LED type and to equally match or better luminance output of incandescent type bulbs.
- The facility should have reasonable access to a major highway.
- The facility should not be located in a crime infested area.
- The option of a 24 hour manned security should be provided.

2 SCOPE

This specification covers Broadband Infraco's requirements for a facility to be leased for administrative and storage purposes in certain towns across South Africa where BBI has branches or regional offices.

3 DEFINITIONS, ABBREVIATIONS AND ACRONYMS

3.1 Abbreviations and acronyms

Acronym	Description
A	Ampere
BBI	Broadband Infraco
CBD	Central Business District
m	Metre
m ²	Square metre
Receptacle	Electrical power plug, socket or outlet

4 REQUIREMENTS

4.1 Structure

- 4.1.1 Only ground floor space is required. The facility may however be duplex with offices on the elevated floor.
- 4.1.2 All concrete floors to be painted with durable sealant or paint to prevent concrete dust being present inside the facility.
- 4.1.3 The exterior walls should be masonry type with operable windows.
- 4.1.4 Adequately sized burglar proofs over the windows should be fitted to prevent theft.
- 4.1.5 At least one 30m fire hose and two 9kg chemical dry powder fire extinguishers should be provided. All to be mounted against inside walls.

4.2 Size

- 4.2.1 The floor space of the facility should be approximately 300m² and be constructed of concrete.
- 4.2.2 The facility should be partitioned with minimum, two office rooms, meeting room, two restroom facilities, storage area and a kitchen. The number of office rooms will be area specific and determined by BBI to suit number of staff members.

- 4.2.3 The kitchen should be fitted with a sink and two taps for hot and cold water. The kitchen should also be fitted with cupboard with a standard top granite finishing.
- 4.2.4 The facility should be equipped with a geyser to provide hot water.
- 4.2.5 The dry storage area should be suitably sized and equipped with an industrial type lockable roller door to accommodate delivery and storage of heavy equipment.
- 4.2.6 Minimum approximate height and width of entrance to be fitted with industrial type steel roller door should be 5m and 4m respectively.
- 4.2.7 The storage area should be approximately 80% of the total floor space.
- 4.2.8 In case the facility is not partitioned to BBI's requirements, the landlord should be willing to modify the facility to suit BBI's specifications.

4.3 Electrical

- 4.3.1 The offices, meeting room, kitchen and storage space should each be fitted with at least one power receptacle. Receptacles should be rated at 16A.

4.4 Air Conditioning

- 4.4.1 The offices and meeting room should be equipped with adequately sized air conditioning systems that are able to heat up the rooms in winter and cool them down in summer.

4.5 Lighting

- 4.5.1 Adequate lighting should be provided for each space with individual space lighting controls.
- 4.5.2 Adequate lighting also to be present at outside of facility and premises.

4.6 Location

- 4.6.1 The facility should be located within the CBD or a 10km radius on the outskirts of town.
- 4.6.2 Preference will be given to facilities located within an industrial park.

4.7 Facility Security and Access

- 4.7.1 The facility should be accessible 24 hours, 365 days a year.
- 4.7.2 The facility should have a lockable reception door and a lockable burglar door fitted over the reception door.

4.8 Parking

- 4.8.1 Parking bays should be allocated to BBI for at least two regular vehicles or as otherwise specified by BBI.

4.9 Special Systems

- 4.9.1 **Security:** Provide a security system to alarm audibly within the facility and annunciate at a central remote station upon unauthorized intrusion into the leased space during specified hours of the week.
- 4.9.2 **Fire Alarm:** Provide a fire alarm and evacuation system to alarm audibly and visually within the facility in compliance with local and legislative codes. The alarm system must

contain early warning smoke detectors. The alarm system must annunciate at a central remote station upon activation. System to be operational 24 hours a day, 7 days a week.

4.10 Bulletin Boards

4.10.1 The facility should have at least 3 (three) 1.5m X 2m boards installed, one in meeting room, another in the passage, and the third in the storage space.

4.11 Lease Period

4.11.1 The facility will be leased by BBI for at least 1 year (12 months) period with the option to increase the lease period to 3 years.

4.12 Waste removal

4.12.1 Waste removal should take place at least once a week.

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