

1 BELLSOUTH TELECOMMUNICATIONS, INC.

ORIGINAL

2 DIRECT TESTIMONY OF T. WAYNE MAYES

3 BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

4 DOCKET No. 980800-TP

5 SEPTEMBER 10, 1998

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7
8 Q. PLEASE STATE YOUR NAME, COMPANY NAME, AND ADDRESS.

9
10 A. My name is T. Wayne Mayes. I am employed by BellSouth
11 Telecommunications, Inc. as Program Manager-Collocation. My
12 business address is 675 West Peachtree Street, Atlanta, Georgia 30375.

13
14 Q. PLEASE SUMMARIZE YOUR BACKGROUND AND EXPERIENCE

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16 A. I graduated from the University of Louisville in 1976 with a Bachelor of
17 Science degree. I began employment with South Central Bell in 1977
18 working in the Property Management organization. I have remained in
19 Property Management for my 21 years of service, working as a real estate
20 negotiator and construction project coordinator. In my present capacity, I
21 work with Parsons Infrastructure to coordinate the collocation construction
22 effort over BellSouth's nine-state region.

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24 Q. HAVE YOU TESTIFIED PREVIOUSLY?

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26 A. No.

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Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY BEING FILED TODAY?

A. I will discuss issue #4, the permitting process and its effect on BellSouth's timeframe for providing physical collocation.

ISSUE #4. In what time frame BellSouth required to provide physical collocation to supra pursuant to the collocation agreement?

Q. WHAT IS THE PERMITTING PROCESS THAT BELLSOUTH IS REQUIRED TO FOLLOW IN PROVIDING SPACE FOR PHYSICAL COLLOCATION?

A. The specific permitting process for the municipalities in which SUPRA has requested physical collocation is attached as Exhibit TWM-1. In general, the permitting process is similar in the various municipalities. The building plans must be submitted for environmental compliance, and then they must be taken to the Building Department, which typically routes them through the Building, Fire, Zoning, Landscaping, Mechanical, Electrical, and Plumbing departments. Even though the permitting procedures are similar, the amount of time taken to review the plans, and the amount of time required to answer comments by the different departments varies by municipality, department, and even by plan

1 reviewer within the department. Many of the comments by the
2 departments have nothing to do with the collocation job that is being
3 performed inside the central office. However, they do have an effect on
4 the project.

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6 Q. CAN YOU PROVIDE SOME EXAMPLES OF OBSTACLES THAT
7 BELLSOUTH HAS ENCOUNTERED IN OBTAINING BUILDING PERMITS
8 IN SOUTH FLORIDA?

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10 A. A major obstacle to BellSouth's provision of space to collocators is the
11 treatment of collocator space by all South Florida municipalities as "multi-
12 tenant" space. This subject is discussed more fully in Mr. Bloomer's
13 testimony. In short, fire-rated, floor-to-ceiling walls must separate the
14 individual collocation enclosures from each other and from BellSouth.
15 Additionally, this interpretation leads to problems with egress from the
16 collocator spaces. For example, code officials who reviewed the collocation
17 projects at the Ft. Lauderdale-Main central office and the Pembroke Pines
18 central office have asked BellSouth to construct fire-rated corridors from
19 collocation spaces through equipment rooms as an alternate means of
20 egress. At Pembroke Pines, where the collocation space is being provided
21 on the second floor, the code official noted that on the first floor, there is a
22 dead-end corridor that is 58 feet long and the code states it can be no longer
23 than 50 feet. The remedy of this problem is pretty simple, add a door and
24 change some signage. However, the code officials requested, since

1 BellSouth will now be performing vestibule and corridor work on the first floor,
2 that BellSouth make major modifications to the fire alarm system.

3
4 In a Hialeah Central Office collocation project, BellSouth was requested to
5 resubmit its plans in order to provide the permit reviewer information on
6 parking lots,(stall dimensions, signs, and ramps) and lot elevations even
7 though the project only required interior construction. The reviewer
8 additionally requested information on toilet stalls, grab bars, and fixtures.

9 There is also a difference in the way the various municipalities handle fire
10 alarm systems. For example, BellSouth has high voltage fire alarm systems
11 at numerous locations in its nine-state area. While most municipalities allow
12 this type of system, there are a few building authorities in South Florida that
13 have required major modifications, or replacements, before approving plans.
14 (The major modifications mentioned above for Pembroke Pines includes this
15 type of work.) All of these items contribute to the time it takes to obtain a
16 building permit.

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20 Q. WHY SHOULD THE PERMITTING INTERVAL BE EXCLUDED FROM
21 THE PROVISIONING TIME FRAME?

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23 A. The permitting process is beyond the control of BellSouth. While our
24 building contractors are told to expedite all building permit requests, they
25 are at the mercy of the local jurisdictions in actually obtaining the permits.

1 Many of the jurisdictions are understaffed to handle the large volume of
2 requests they receive. Consequently, it takes a significant amount of time
3 to receive a permit. It is not unusual for the permit process to take longer
4 than the actual construction work.

5

6 Q. WHAT FUNCTIONS ARE PERFORMED DURING THE THREE MONTH
7 TIME FRAME? CAN THE INTERVAL BE SHORTENED?

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9 A. Even though the individual construction projects are not necessarily large
10 scale jobs, they are still performed in a controlled environment and
11 therefore require many of the same steps and precautions as a large
12 project. The major functions for the collocation projects are: design
13 phase, permit phase (duration not included in time frame), demolition
14 phase, construction phase, infrastructure engineering phase, and
15 infrastructure installation phase. The projects require a significant
16 amount of coordination as one group's design may affect another group's
17 installation (i.e. cabling route to space, or added heat load). Because of
18 the complexity of the work and the amount of coordination required, it is
19 not feasible to reduce the three month time frame.

20

21 Q. WHY IS CENTRAL OFFICE CONSTRUCTION DIFFICULT?

22

23 A. As mentioned earlier, central office construction is performed in a
24 controlled environment. The switching equipment, which generates a
25 large amount of heat, must receive conditioned air, 24 hours a day, 7

1 days a week. The equipment must be protected from dust intrusion in
2 order for it to work properly. These two factors alone contribute
3 significantly to the complexity of the construction. Prior to beginning
4 construction, a partition made of anti-static, fire retardant plastic must be
5 installed, floor to ceiling, around the construction area. Care must be
6 taken to assure that the dust partition does not keep air from circulating
7 around the switching equipment. The need for continuous air also makes
8 it difficult at times to modify air conditioning equipment. On typical
9 construction, there is usually a time when the air conditioning system can
10 be shut down (i.e. after hours and on weekends). Central Office
11 construction requires an alternate means of cooling for shutdown periods.
12 In addition to mechanical problems, electrical additions pose their own set
13 of difficulties in central office construction. Adding electrical panels can
14 be more difficult due to the need for continuous power from major panels.
15 Grounding is also an added concern in equipment areas.

16
17 Q. ARE THERE OTHER BUILDING DEPARTMENT REQUIREMENTS THAT
18 DELAY THE CERTIFICATE OF OCCUPANCY?

19
20 A. Yes. Some building department inspectors use the certificate of
21 occupancy as a means to get other work performed. For example,
22 BellSouth has been required to add landscaping and/or repair sidewalks
23 on collocation projects at the Miami-Grande central office, the West Miami
24 central office, and the Fort Lauderdale-Main central office in order to

1 obtain the certificate of occupancy. This type of request delays the
2 completion of the project.

3

4 Q. IN BELLSOUTH'S EXPERIENCE, WHAT HAS BEEN THE LENGTH OF
5 TIME REQUIRED TO OBTAIN A BUILDING PERMIT IN
6 MUNICIPALITIES WHERE SUPRA HAS REQUESTED COLLOCATION?

7

8 A. The interval for obtaining permits ranges from 35 to 98 days. For more
9 specific information on permit intervals, please review Exhibit TWM_2
10 which details specific collocations and the time required to obtain the
11 permit to construct their enclosure.

12

13 Q. DOES THIS CONCLUDE YOUR TESTIMONY?

14

15 A. Yes.

General Description of Permit Routing

- 1) Boca Raton
- 2) Ft. Lauderdale (Cypress)
- 3) Ft. Lauderdale (Main Relief)
- 4) Ft. Lauderdale (Plantation)
- 5) Hollywood
- 6) Hollywood (Pembroke Pine)
- 7) Hollywood (West)
- 8) Miami (Alhambra)
- 9) Miami (Biscayne)
- 10) Miami (Grande)
- 11) Miami (Hialeah)
- 12) Miami (Perrine)
- 13) Orlando (Magnolia)
- 14) Melbourne
- 15) West Palm Beach (Greenacres)

Boca Raton

Municipality: West Palm
Building Department: City of Boca Raton Building Department

Permitting Process

- Plans then go to Department of Natural Resources Protection for Review
(Processing Time: Varies 2 to 3 days average)
- Once approve by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter
Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 6 to 8 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Ft. Lauderdale (Cypress)

Municipality: City of Ft. Lauderdale
Building Department: City of Cypress Building Department

Permitting Process

- Plans are submitted to Broward County Health Department if no sewer connection.
(Processing Time: Varies 1 to 2 days average)
- Plans then go to Department of Natural Resources Protection for Review
(Processing Time: Varies 2 to 3 days average)
- Once approve by the above:

Plans then go to the Building Department
(All plans have to be submitted at the same time)

- Forms/signed and sealed plans are dropped off at front counter
- All plans are submitted at the same time. Mechanical, Electrical & Fire Alarm must submit applications at the same time as the architectural
- Must submit a copy of the contract with the owner
- Must provide copies of contracts between contractors and sub-contractors
- Process/Permit number is assigned
- Insurance, licenses of General Contractor are verified
- Plans routed through
 - Building
 - Fire
 - Zoning
 - Landscaping
 - Mechanical
 - Electrical
 - Plumbing

(Processing Time: 6 to 8 weeks)

Ft. Lauderdale (Cypress) cont'd

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Ft. Lauderdale (Main)

Municipality: City of Ft. Lauderdale
Building Department: City of Ft. Lauderdale Building
Department

Permitting Process

- Plans are submitted to Broward County Health Department if no sewer connection.
(Processing Time: Varies 1 to 2 days average)
- Plans then go to Department of Natural Resources Protection for Review
(Processing Time: Varies 2 to 3 days average)
- Once approve by the above:

Plans then go to the Building Department
(All plans have to be submitted at the same time)

- Forms/signed and sealed plans are dropped off at front counter
- All plans are submitted at the same time. Mechanical, Electrical & Fire Alarm must submit applications at the same time as the architectural
- Must submit a copy of the contract with the owner
- Must provide copies of contracts between contractors and sub-contractors
- Process/Permit number is assigned
- Insurance, licenses of General Contractor are verified
- Plans routed through
 - Building
 - Fire
 - Zoning
 - Landscaping
 - Mechanical
 - Electrical
 - Plumbing

(Processing Time: 6 to 8 weeks)

Ft. Lauderdale (Main) cont'd

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Ft. Lauderdale (Plantation)

Municipality: City of Ft. Lauderdale
Building Department: City of Plantation Building Department

Permitting Process

- Plans are submitted to Broward County Health Department if no sewer connection.
(Processing Time: Varies 1 to 2 days average)
- Plans then go to Department of Natural Resources Protection for Review
(Processing Time: Varies 2 to 3 days average)
- Once approve by the above:

Plans then go to the Building Department
(All plans have to be submitted at the same time)

- Forms/signed and sealed plans are dropped off at front counter
- All plans are submitted at the same time. Mechanical, Electrical & Fire Alarm must submit applications at the same time as the architectural
- Must submit a copy of the contract with the owner
- Must provide copies of contracts between contractors and sub-contractors
- Process/Permit number is assigned
- Insurance, licenses of General Contractor are verified
- Plans routed through
 - Building
 - Fire
 - Zoning
 - Landscaping
 - Mechanical
 - Electrical
 - Plumbing

(Processing Time: 6 to 8 weeks)

Ft. Lauderdale (Plantation) cont'd

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Hollywood

Municipality: City of Hollywood
Building Department: City of Hollywood Building Department

Permitting Process

- Plans are submitted to Broward County Health Department if no sewer connection.

(Processing Time: Varies 1 to 2 days average)

- Plans then go to Department of Natural Resources Protection for Review

(Processing Time: Varies 2 to 3 days average)

- Once approve by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter

Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

Building

Fire

Zoning

Landscaping

Mechanical

Electrical

Plumbing

(Processing Time: 6 to 8 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Hollywood (Pembroke Pines)

Municipality: City of Hollywood
Building Department: City of Pembroke Pines Building
Department

Permitting Process

- Plans are submitted to Broward County Health Department if no sewer connection.
(Processing Time: Varies 1 to 2 days average)
- Plans then go to Department of Natural Resources Protection for Review
(Processing Time: Varies 2 to 3 days average)
- Once approve by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter
Process/Permit number is assigned
Insurance, licenses of General Contractor are verified
Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 4 to 6 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit

- Fill out and file with Clerk of the County Court "The Notice of Commencement"

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Hollywood (West)

Municipality: City of Hollywood
Building Department: City of Hollywood Building Department

Permitting Process

- Plans are submitted to Broward County Health Department if no sewer connection.
(Processing Time: Varies 1 to 2 days average)
- Plans then go to Department of Natural Resources Protection for Review
(Processing Time: Varies 2 to 3 days average)
- Once approve by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter
Process/Permit number is assigned
Insurance, licenses of General Contractor are verified
Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 6 to 8 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Miami (Alhambra)

Municipality: City of Coral Gables
Building Department: City of Coral Gables Building
Department

Permitting Process

- Plans are submitted to the Department of Environmental Resources Management for review
(Process Time: Varies 2 to 3 days average)
- Once approved by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter

Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 3 to 4 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Miami (Biscayne)

Municipality: City of Coral Gables
Building Department: City of Coral Gables Building
Department

Permitting Process

- Plans are submitted to the Department of Environmental Resources Management for review
(Process Time: Varies 2 to 3 days average)
- Once approved by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter
Process/Permit number is assigned
Insurance, licenses of General Contractor are verified
Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 3 to 4 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Miami (Grande)

Municipality: City of Miami
Building Department: City of Miami Building Department

Permitting Process

- Plans are submitted to the Department of Environmental Resources Management for review
(Process Time: Varies 2 to 3 days average)
- Once approved by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter
Process/Permit number is assigned
Insurance, licenses of General Contractor are verified
Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 3 to 4 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Miami (Hialeah)

Municipality: City of Hialeah
Building Department: City of Hialeah Building Department

Permitting Process

- Plans are submitted to the Department of Environmental Resources Management for review
(Process Time: Varies 2 to 3 days average)
- Once approved by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter
Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 5 to 7 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Miami (Perrine)

Municipality: Dade County
Building Department: City of Perrine Building Department

Permitting Process

- Plans are submitted to the Department of Environmental Resources Management for review
(Process Time: Varies 2 to 3 days average)
- Once approved by the above:

Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter

Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 6 to 8 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Orlando (Magnolia)

Municipality: City of Orlando
Building Department: City of Orlando Building Department

Permitting Process

- Plans then go to the Building Department

Forms/signed and sealed plans are checked in off at front counter

Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 6 to 8 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement". Owner or a representative of the owner has to sign this form. Has to be posted at the job site.

Orlando (Melbourne)

Municipality: Brevard
Building Department: City of Melbourne Building Department

Permitting Process

- Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter

Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 5 to 7 weeks)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

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West Palm Beach

Municipality: West Palm
Building Department: City of West Palm Beach Building
Department

Permitting Process

- Plans then go to the Building Department

Forms/signed and sealed plans are dropped off at front counter

Process/Permit number is assigned

Insurance, licenses of General Contractor are verified

Plans routed through

- Building
- Fire
- Zoning
- Landscaping
- Mechanical
- Electrical
- Plumbing

(Processing Time: 4 weeks, generally)

- Once reviewed by each department, sent to front counter
- If there are comments, plans go back to Architectural and Engineering firms for corrections
- If no comments, plans are ready for permit
- Fill out and file with Clerk of the County Court "The Notice of Commencement"

Forms Needed for Permitting Process

DNRP Forms Needed

Land Use Permit - Development review procedure
Statement of Responsibility regarding Asbestos
Land User and Permit - Information for Approval
Application for approval of construction plans
Industrial review application

Health Department

Health Department permit application

INTERVALS FOR OBTAINING PERMITS IN FLORIDA

FACILITY/PROJECT	PERMIT INTERVAL (AS OF 9/9/98)	BUILDING DEPT.
Boca Raton Main /Co. A	have been waiting for permit 62 days	Boca Raton
Ft. Lauderdale Main/Co. B	permit interval: 55 days	Ft. Lauderdale
Ft. Lauderdale Main/Co. C	have been waiting for permit 65 days	Ft. Lauderdale
Ft. Lauderdale-Cypress/Co. D	have been waiting for permit 98 days	Cypress
Ft. Laud-Plantation/Co. E	have been waiting 79	Ft. Lauderdale
Perrine Main/Co. F	have been waiting 47 days	Perrine
West Hollywood/Co. G	permit interval: 71 days	Hollywood
West Hollywood/Co. H	permit interval: 62 days	Hollywood
Pembroke Pines/Co. I	have been waiting 78 days	Pembroke Pines
Miami-Alhambra/Co. J	have been waiting 42 days	Coral Gables
Miami-Biscayne	no other collocation requests	Miami
Miami-Grande/Co. K	have been waiting 40 days	Miami
Miami-Grande/Co. L	permit interval 46 days	Miami
Miami-Hialeah/Co. M	have been waiting 40 days	Hialeah
Melbourne Main	no other collocation requests	Melbourne
Orlando-Magnolia/Co. N	permit interval: 49 days	Orlando
Orlando-Magnolia/Co. O	permit interval 35 days	Orlando
Orlando-Magnolia/Co. P	permit interval 35 days	Orlando
West Palm Bch-Greenacres	no other collocation requests	West Palm Beach