



Public Service Commission

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RECORDS AND REPORTING

DATE: June 6, 2000
TO: Division of Records and Reporting
FROM: Division of Legal Services (Christensen) *K*
RE: Docket No. 991486-WU - Investigation into retention of certificated area of Ellis & Company, Ltd. (Holiday Mall) by Floralino Properties, Inc.

Please file the attached letter, with enclosures, dated June 2, 2000, in the docket file for the above-referenced docket.

PAC/dm

cc: Division of Regulatory Oversight (Redemann, Walden)

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- CAF _____
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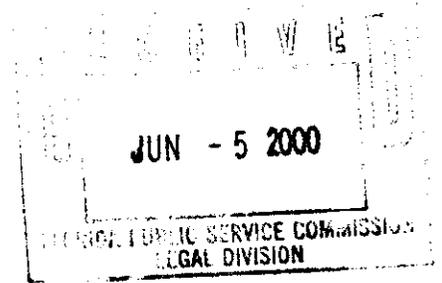
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FPSC-RECORDS/REPORTING

BUHR & ASSOCIATES, P.A.
Attorneys at Law

Northfork Professional Center
1519 North Dale Mabry, Suite 100
Post Office Box 1657 (33548-1657)
Lutz, Florida 33549

June 2, 2000



Patricia A. Christiansen
Senior Attorney
Florida Public Service Commission
2450 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: Floralino Properties, Inc. ("Floralino") Request for Cancellation of Fire Protection Tariff.

Dear Ms. Christiansen:

As discussed by phone, and pursuant to your letter dated May 9, 2000, Floralino is hereby withdrawing its application for cancellation of its Fire Protection tariff sheet. We will be in touch in the future regarding tariff changes.

I have enclosed some correspondence from Susan Fox since it appears she has not copied you, and enclosed our response to that letter. Your help in resolving this customer's issues in an amicable manner is greatly appreciated.

Sincerely,

BUHR & ASSOCIATES, P.A.

By: _____

G. Buhr

Gerald T. Buhr

**SIGNED IN MR. BUHR'S
ABSENCE TO AVOID
DELAY**

cc: Tony Tubolino

MACFARLANE FERGUSON & McMULLEN

ATTORNEYS AND COUNSELORS AT LAW

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106 EAST COLLEGE AVENUE
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(850) 681-7381 FAX (850) 681-0281

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CLEARWATER, FLORIDA 33758
(727) 441-8966 FAX (727) 442-8470

May 15, 2000

Tampa

MAY 16

Mr. Gerald T. Buhr
BUHR & ASSOCIATES, P.A.
Post Office Box 1657
Lutz, Florida 33548-1657

Re: Docket No. 99-1486-WS
In Re: Application of Ellis & Company, Ltd. (Holiday Mall) to be deleted from territory
in Pasco County served by Floralino Properties, Inc.

Dear Mr. Buhr:

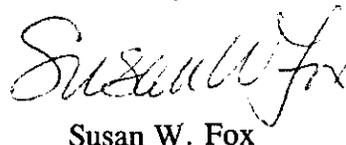
In accordance with the letter from Patricia A. Christensen, Senior Attorney, Florida Public Service Commission, dated May 9, 2000 (which we received today), this letter will constitute Ellis & Company's request to be advised of the manner by which Floralino would propose to provide adequate service to Holiday Mall, including private fire protection and water pressure.

Over the past year, as your client is well aware, Ellis has had complaints about the lack of adequate fire protection service. These complaints have been addressed to Mr. Tubolino at Floralino Properties, to the Public Service Commission, to the Fire Marshall, and to the Pasco County Commission.

These specific needs for service have been identified in two letters from Taylor Fire Protection which have previously been furnished to your client. To avoid misunderstanding, however, we are again providing those letters. If clarification is needed, please let us know.

We look forward to receiving your response within ten days of the date of this letter, as directed by the Commission staff.

Sincerely,


Susan W. Fox

SWF/ce
Enclosures

Taylor Fire Protection, Inc.

4647 Lown Street, St. Petersburg, FL 33714
Phone (813) 522-3812 • FAX (813) 522-3773



NEW AREA CODE 727

July 9, 1999

Anchor Construction of Tampa, Inc.
4501 West Ohio Avenue
Tampa, FL 33614
Attn: Kevin Halpin, Project Manager

Re: Kash N'Karry Store 1848
Holiday Mall & Tenant Space Alterations
Holiday, FL
Fire Protection Water Supply

Gentlemen:

It has come to our attention, through trying to develop our fire sprinkler design for the above referenced project, that the fire protection water supply is insufficient to support the design requirements of a hydraulic system per NFPA13, for occupancies of this type.

This is based on two (2) water flow tests on 6/24/99 at 2:30p.m. and 7/7/99 at 2:00p.m. All testing equipment used was calibrated and all tests were conducted to NFPA13 standards for determining water supplies for fire sprinkler system usage.

The first test on 6/24/99 was conducted by Taylor Fire Protection, Inc. and the local utility company with the assistance of Anchor Construction. Two hydrants located on the eastside of the job site were used for the testing since they are closest to the point of connection of the backflow preventor which supplies all of the existing and proposed new sprinkler systems in question.

All static and residual readings were taken from hydrant #1 (please refer to drawing 1 attached) and all pitot and flow readings were taken from hydrant #2.

Test #1 results:	Static	70 psi
	Residual	35 psi
	Flow	686 gpm w/pitot of 14psi

Hydrant #2 was flowing for 7 minute with no change in pressure or flow.

NOTE: The local utility company representative went to the closest pump/well station to ensure that all 3 pumps were ready and online if needed.

Based on this information, Taylor Fire Protection Inc. hydraulically calculated the gridded sprinkler system, as was bid, for the Kash N'Karry store using both a 14.5 and 11.5 "K"-factor for extended coverage sprinklers. In both cases the water supply was insufficient. Please see below:

Sprinkler	Static PSI	Residual PSI	@	Flow GPM	Available PSI	System Demand GPM	System PSI
K=14.5	70.0	35.0		686.0	32.4	713.4	35.7
K=11.5	70.0	35.0		686.0	32.6	711.2	46.1

The system demand in both calculations are over the curve by 3.3psi and 13.5 psi respectively.

We changed the head to 8.10 "K" factor and changed all head spacing to standard 130 square foot increasing the number of lines in the grid system and the number of sprinklers. This system would work (See below):

Sprinkler	Static PSI	Residual PSI	@	Flow GPM	Available PSI	System Demand GPM	System PSI
K=8.10	70.0	35.0		688.0	44.0	584.1	37.0

As you can see this design would have a pressure demand that is 7psi below the curve of this water supply.

Note: Keep in mind this is with the pump/well station on-line because of the flow test.

The second test on 7/7/99 was conducted by Taylor Fire Protection and Anchor Construction (assisting) to reverify the first test. The same test equipment was used in the same testing manner to the same NFPA13 standards.

Test #2 results: Static 67 Psi
Residual 25 Psi
Flow 645 GPM w/Pitot of 12 Psi

Hydrant #2 was flowing for 7 minutes. The first two minutes residual pressure was at 35 psi. Then the pressure dropped to 25 psi and stayed.

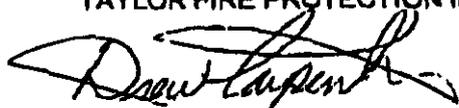
With this new data, Taylor Fire Protection Inc. recalculated the last system design utilizing the K=8.10 heads. It failed by exceeding the supply curve by 5 psi. We changed the sprinkler heads again using the standard head with a "K" factor of 5.60. Again the system design exceeded the water supply curve by 13.1 psi.

Understand that these flow tests may or may not have been conducted during the peak usage time for this area. We would like to suggest that the local utility company check to see that all utility valves supplying this project are fully opened and lines are unobstructed.

Please advise Taylor Fire Protection Inc. when and how this problem will be resolved so we can proceed with finishing our design. If we can be of further assistance in this matter, please feel free to contact us.

Respectfully,

TAYLOR FIRE PROTECTION INC.

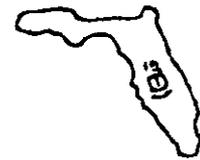


Drew Carpenter
Design/Sales

cc: Frank Mudano/Mudano Associates Architects, Inc.

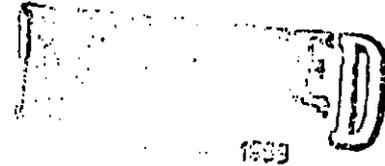
Taylor Fire Protection, Inc.

4647 Lown Street, St. Petersburg, FL 33714
Phone (813) 522-3812 • FAX (813) 522-3773



NEW AREA CODE 727

August 31, 1999



GOZA and HALL, P.A.]

Goza and Hall, P.A.
28050 U.S. 19 North
Suite 402, Corporate Square
Clearwater, FL 33761-2654

Re: Holiday Mall - Kash N' Karry/Retails
Fire Sprinkler System water supply/demand

Dear Mr. Hall:

In mid-May of this year, Taylor Fire Protection Inc. was contracted by Mudano Associates and Ellis & Company Ltd. to install an 8" x 8" wet tap and valve on the existing 8" fire line and extend a new 8" line north by 30 feet. (The existing 8" fire line does not have any shut-off valves.)

During our excavation, we found that the existing 8" fire line was not of approved materials in accordance with N.F.P.A. 24, local or state standards for underground fire mains. We also found 4" PVC, schedule 40 piping supplying fire hydrants. Again, this is clearly not in keeping with minimum standards requirements. This may account for some of the low flows recorded in our testing of June 24, 1999 and July 7, 1999. (Please refer to our letter of July 9, 1999 to Anchor Construction of Tampa, Inc. of which a copy is attached.)

Our review of H2O Utility Services, Inc. letter dated August 2, 1999 suggests that our fire flow tests were not representative of the full capacity of Colonial Manor water system when, in fact, it does represent what may occur in any 24 hour period should a fire break out as the system stands now. Not enough water and a system that doesn't meet standards!

Page Two
Goza and Hall, P.A.

One of the first things a fire company responding to an alarm will do will be to attach it's 2,000 GPM pumper truck to the nearest fire hydrant and to the buildings sprinkler riser siamese and charge the system with 150 - 200 pounds of pressure. This will create a suction on the underground system that could collapse the underground main. This is one of the reasons there are standards for underground fire mains, materials and installation.

This life safety system must be able to function 24 hours a day at designed capacity at minimum. The installation of a new 6" pressure sustaining valve may help to maintain pressure and volume, but it's still supplying an out of code system.

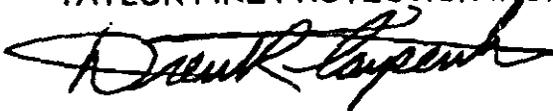
We have hydraulically calculated the most demanding area/hazard in the Kash N' Karry store to the current Pasco County water supply, through the new 8" proposed supply with a safety factor of 8 PSI. This is using high density/fire challenging sprinklers and allows for future development on the system.

We would like to suggest that the proposed 8" fire main from U.S. 19 North to the eastside of the property be considered as a first option because of the reliability of the source and system being installed in accordance with minimum fire standards.

We also recommend that the local fire authority be made aware of the current water supply situation for their own knowledge until this is rectified.

Respectfully,

TAYLOR FIRE PROTECTION INC.



Drew Carpenter
Designer

cc: Mudano Associates
Ellis & Co., Ltd.

BUHR & ASSOCIATES, P.A.
Attorneys at Law

Northfork Professional Center
1519 North Dale Mabry, Suite 100
Post Office Box 1657 (33548-1657)
Lutz, Florida 33549

May 25, 2000

Susan W. Fox, Esquire
MACFARLANE FERGUSON
& MCMULLEN
P.O. Box 1531
Tampa, Florida 33601

RE: Holiday Mall Request for Service to Floralino Properties, Inc. ("Floralino").

Dear Ms. Fox:

Thank-you for your letter requesting service for the Holiday Mall. Floralino is ready willing and able to provide service to the Holiday Mall, subject to a contract for service and extension of Floralino's facilities to provide the unique service needs of the project. We have evaluated your client's needs from an administrative standpoint, and we have determined that we have insufficient information to complete a contract for service to the Mall. Given the circumstances of the request for upgrading lines to meet your fire flow needs, the proper procedure for applying for that service under the PSC rules may be found at rule 25-30.525 FAC.

For purposes of drafting an agreement for service and preparing Floralino's engineer for working with your client's engineer to determine the best manner in which to provide the service, Floralino will need items 1(a)-(i) of rule 25-30.525 FAC. Please note that the entity applying for the service needs to be the entity willing to contract for the service pursuant to rule 25-30.540 FAC. This is not meant to unduly hinder or delay your project, and we will work with you to expedite the preparation for the service, so long as your client agrees to proceed under the terms outlined herein, and provide the necessary information for a PSC-approved service extension agreement in a timely manner, and the PSC agrees to allow us to temporarily waive the rule requirements of 25-30.525 FAC & 25-30.530 FAC to expedite the project.

First, your client will need to retain a professional engineer at your client's own expense to determine the needs for the infrastructure necessary to provide service, and provide the necessary construction plans and permits. Floralino's engineer shall review and comment on Holiday Mall's design, inspect the construction as it progresses, and observe the testing of the new facilities, all at Holiday Mall's expense. Your engineer should contact Floralino's engineer

Susan W. Fox
MACFARLANE FERGUSON
& MCMULLEN
May 25, 2000
Page # 2

to obtain minimum specifications for the facilities pursuant to rule 25-30.545 FAC. Floralino has a well which they believe could be used to supplement overall water supply, and will provide a well pump for that service. All other construction of new offsite pipes necessary for the project's fire flows shall be provide by Holiday Mall, at the expense of Holiday Mall.

Floralino shall require an initial deposit of \$5,000 for the anticipated costs of engineering, inspections and plan review by Floralino's engineer.

If you have any questions, please call me.

Sincerely,

BUHR & ASSOCIATES, P.A.

By: 
Gerald T. Buhr

cc: Tony Tubolino
Patricia A. Christiansen, Esquire