

BEFORE THE PUBLIC SERVICE COMMISSION  
OF THE STATE OF MISSOURI

In the matter of the application of OfficePlus )  
Corporation of Missouri for certificate of )  
service authority to provide shared tenant ) Case No. TA-89-97  
services within the state of Missouri. )  
)

APPEARANCES: Frank Susman, Susman, Schermer, Rimmel & Shifrin, Suite 1000,  
Aragon Place, 7711 Carondelet Avenue, St. Louis, Missouri  
63105-3388, for OfficePlus Corporation of Missouri.

HEARING  
EXAMINER: Alisa M. Dotson.

REPORT AND ORDER

On November 28, 1988, OfficePlus Corporation of Missouri (Applicant) filed its verified application seeking a certificate of service authority to provide shared tenant services (STS).

The Commission issued its Order And Notice on December 2, 1988, directing its Secretary to send notice of this application. The Commission stated that in the event no proper party filed a request for hearing alleging that the granting of the application is not in the public interest, the Commission would grant the certificate of service authority requested herein on the basis of the verified application. No application to intervene or motion to schedule a hearing was filed.

On March 20, 1989, the Commission's staff filed its Memorandum herein recommending approval of the application.

Findings of Fact

The Missouri Public Service Commission, having considered all of the competent and substantial evidence upon the whole record, makes the following findings of fact.

Applicant requests authority to provide shared tenant services within the state of Missouri. Applicant is a Missouri corporation with its principal place of business located at 111 Westport Plaza Drive, Suite 600, St. Louis, Missouri 63146.

The Commission set twelve standards for providing shared tenant services in TO-86-53. Staff has reviewed the application in light of these standards and concluded that the instant application meets all of them. Having reviewed the application and its attachments and Staff's recommendation, the Commission finds that a grant of certificate to the Applicant to provide shared tenant services at 111 Westport Plaza Drive in St. Louis, Missouri would be in the public interest.

#### Conclusions of Law

The Missouri Public Service Commission has arrived at the following conclusions of law.

Applicant proposes to provide service to the public as a public utility subject to the Commission's jurisdiction pursuant to Chapters 386 and 392, R.S.Mo. (Supp. 1988).

This application is filed pursuant to Sections 392.440 and 392.520, R.S.Mo. (Supp. 1988), providing that any company offering the resale of local exchange telecommunications service must first obtain a certificate of service authority. Section 392.440 further provides that the Commission shall approve such application upon a showing by the applicant and a finding by the Commission, after notice and hearing, that the grant of authority is in the public interest. The requirement of a hearing has been fulfilled when all those having a desire to be heard are offered such an opportunity.

The Commission has determined that the approval of this application is in the public interest and a certificate of service authority to provide shared tenant services should be granted.

It is, therefore,

ORDERED: 1. That OfficePlus Corporation of Missouri is hereby granted a certificate of service authority to provide shared tenant services in the state of Missouri. This certificate of service authority is subject to the conditions of certification set forth in Case No. TO-86-53.

ORDERED: 2. That this Report And Order shall become effective on 18th day of April, 1989.

BY THE COMMISSION

*Harvey G. Hubbs*  
Harvey G. Hubbs  
Secretary

(S E A L)

Steinmeier, Chm., Fischer and  
Rauch, CC., Concur.  
Mueller and Hendren, CC., Absent.

Dated at Jefferson City, Missouri,  
on this 7th day of April, 1989.



BEFORE THE PUBLIC SERVICE COMMISSION  
OF THE STATE OF MISSOURI

FILED

NOV 28 1988

In the matter of the application of )  
OFFICEPLUS CORPORATION OF MISSOURI )  
(Name of applicant) )  
for certificate of service authority )  
to provide shared tenant services )  
within the State of Missouri. )

PUBLIC SERVICE COMMISSION

APPLICATION FOR CERTIFICATE OF SERVICE  
AUTHORITY TO PROVIDE SHARED TENANT SERVICES  
IN THE STATE OF MISSOURI

TA-89-97

PLEASE PRINT OR TYPE

1. NAME OF APPLICANT		DATE OF APPLICATION
OFFICEPLUS CORPORATION OF MISSOURI		November 23, 1988
ADDRESS OF PRINCIPAL PLACE OF BUSINESS		If the Commission or Staff have questions about this application, they should contact:
Street 111 Westport Plaza Drive		Name: Allen C. McDonnell
Suite 600		Address: 11720 Borman Drive - Suite 123
City St. Louis		St. Louis, Missouri 63146
State MO Zip 63146		Daytime Phone: (314) 947-5505

APPLICANT IS:

- ☐ INDIVIDUAL DOING BUSINESS UNDER OWN NAME
- ☐ INDIVIDUAL DOING BUSINESS UNDER FICTITIOUS NAME (Attach a copy of registration of fictitious name with Secretary of State)
- ☐ PARTNERSHIP (Attach copy of partnership agreement)
- ☒ MISSOURI CORPORATION (Attach certified copy of Articles of Incorporation and Certificate of Incorporation from Secretary of State)
- ☐ CORPORATION - NOT MISSOURI (Attach certificate of authorization to do business in Missouri from Secretary of State)

2. Applicant proposes to provide shared tenant services (STS) in the State of Missouri under the jurisdiction of the Missouri Public Service Commission pursuant to Sections 392.410 and 392.520 C.C.S.S.C.S. HB 360. Applicant requests certificate of service authority to install, own, operate, control, manage and maintain shared tenant services as described on the attached continuation sheets.

**\*\*ATTACH ONE CONTINUATION SHEET FOR EACH LOCATION TO BE SERVED.\*\***

Total number of locations to be served 1

3. Applicant agrees that the certificate of service authority will authorize provision only of shared tenant services in the State of Missouri and does not authorize provision of any other telecommunications services.

4. Applicant agrees to notify tenants in advance of subscribing to STS that local exchange access service may not be immediately available if STS is terminated at the location.

APPLICATION SHOULD BE MAILED TO BOTH:

Missouri Public Service Commission	Office of Public Counsel
P. O. Box 360	P. O. Box 7800
Jefferson City, MO 65102	Jefferson City, MO 65102
(Original and 14 copies)	(One copy)

\*\*\*IMPORTANT\*\*\*

CONTINUATION SHEET(S) AND PAGE 2 MUST BE ATTACHED AND APPLICATION  
MUST BE SIGNED AND NOTARIZED ON PAGE 2 TO BE PROCESSED  
IF APPLICANT IS A CORPORATION, AN ATTORNEY MUST FILE THE APPLICATION

STS APPLICATION  
ATTACHMENT 1

OfficePlus Corporation of Missouri  
(Name of Applicant)

INFORMATION TO BE RETAINED  
BY STS PROVIDERS

If Applicant foresees any problem in retaining and/or providing the following information to the Commission, please put an X in front of the letter and explain the problem or provide comments in the space following the item. Attach additional sheets if needed.

       a. A complete description of all proposed telecommunication services to be offered at each location.

Local service, long distance service, voice mail service.

       b. A complete description of any non-telecommunications services offered by the applicant at each location.

Shared tenant services (individual office rental, secretarial services, desk-top publishing)

       c. A copy of any contract(s) the applicant intends to use with its tenants.

See Attachment 2. (Lease Addendum No. 4)

  X   d. A copy of any contract(s) the applicant intends to sign with the local exchange company.

Southwestern Bell Telephone company does not issue nor require a contract.

       e. A description of the type of STS technology used (i.e., type of PBX, partitioned, etc.) at each location.

AT&T System 75, Micro-call Accounting Software System OCTEL Voice Mail System.

       f. An annual listing of any STS related complaints from tenants, which would also specify the nature of the complaint.

Anticipated service will commence January 23, 1989; an annual listing will be provided.

       g. Description of the form of interconnection used to provide toll service to tenants (i.e., direct trunks to the interexchange carrier).

Direct trunks to Southwestern Bell Telephone Company

       h. Provide a copy of the notice used by the applicant to tenants that local exchange access line service may not be immediately available if STS is terminated at the location.

See Attachment 2 (Paragraph 8 of Lease Addendum No. 4).

       i. Rates charged by the applicant at each location.

Current AT&T long distance rate. Current Southwestern Bell local rate.

       j. The total number of tenants and corresponding stations served at each location.

One Hundred Twelve (112).

STS APPLICATION  
CONTINUATION SHEET

OfficePlus Corporation of Missouri

(NAME OF APPLICANT)  
SHARED TENANT SERVICES  
APPLICATION  
CONTINUATION SHEET NO. \_\_\_\_\_

1. LOCATION TO BE SERVED: 111 Westport Plaza Drive  
(Street address) Suite 600  
St. Louis, Missouri 63146
2. DESCRIPTION OF PREMISES: \_\_\_\_\_  
(Type of building(s)) \_\_\_\_\_
3. NAME OF BUILDING OWNER: White Company
4. ADDRESS OF BUILDING OWNER: 940 Westport Plaza - Suite 264  
St. Louis, Missouri 63146
5. IF APPLICANT IS NOT BUILDING OWNER, HAS APPLICANT RECEIVED FORMAL  
AUTHORIZATION FROM THE BUILDING OWNER(S) TO PROVIDE STS? XX YES     NO
6. DOES THE LOCAL EXCHANGE COMPANY OWN THE BUILDING'S RISER CABLE?  
XX YES     NO (IF NO, ANSWER QUESTIONS 6A-6E)
- 6A. NAME OF OWNER OF RISER CABLE: \_\_\_\_\_  
ADDRESS OF OWNER OF CABLE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 6B. DOES THE INSIDE WIRING CONFORM WITH LOCAL EXCHANGE COMPANY  
STANDARDS? XX YES     NO
- 6C. WOULD LOCAL EXCHANGE COMPANY HAVE ACCESS TO CABLING TO SERVE  
TENANTS THAT REQUEST DIRECT SERVICE FROM THEM? XX YES     NO
- 6D. WOULD THE CABLE'S OWNER CHARGE THE LOCAL EXCHANGE COMPANY  
FOR USE OF THIS CABLING?     YES XX NO
- 6E. IF SO, WHAT WOULD BE THE MAXIMUM RATE? \_\_\_\_\_



5. Applicant agrees to notify the Commission if STS is discontinued at a location, and state the date notice was given to the local exchange company.
6. Applicant requests that this certificate of service authority be made applicable to additional locations which may be served by the Applicant in the future.
7. Applicant agrees to provide annual reports to the Commission listing all premises served and other information required by the Commission.
8. Applicant agrees to comply with all Missouri Public Service Commission rules and regulations which are applicable to providers of shared tenant services.
9. Applicant understands that an authorization to provide shared tenant services is not transferable.
10. Applicant understands that providing shared tenant services without a certificate of service authority or in violation of the terms and conditions prescribed for the provision of such service may subject Applicant to penalties as provided for by law.
11. Applicant further agrees to notify the Missouri Public Service Commission if, for any reason, Applicant ceases to provide shared tenant service in the state of Missouri.
12. Unless and until otherwise ordered by the Commission, Applicant agrees to pay its annual apportioned share of general regulatory expenditures that are charged to telephone companies pursuant to Section 393.370 RSMo.
13. Applicant agrees to cooperate with Staff in providing additional information which may be needed to process this Application. In addition, Applicant agrees to maintain the information listed on Attachment 1 hereto, and understands that it may be required to supply that information to the Commission or its Staff at a later date.

WHEREFORE, Applicant requests the Commission to grant its certificate of service authority to Applicant to install, own, operate, control, manage, and maintain shared tenant services in the state of Missouri as described above.

Sign here: FRANK SUSMAN, P.C.

Print or type  
Name: \_\_\_\_\_

Address: SUSMAN, SCHERMER, RIMMEL & SHIFRIN  
Suite 1000, Aragon Place  
7711 Carondelet Avenue  
St. Louis, Missouri 63105-3388

STATE OF Missouri  
COUNTY OF St. Louis } ss

Comes now before me Frank Susman, and states that  
(Name of person signing Application)  
(s)he is Attorney for OfficePlus Corporation of Missouri  
(Title of person signing Application) (Name of Applicant)  
Applicant herein, and further states that the information contained  
in this Application is accurate to the best of her/his information and  
belief.

Sign here: \_\_\_\_\_  
Name: \_\_\_\_\_

Subscribed and sworn to before me this 23rd day of November, 1988.

Ray M. Owen Notary Public  
St. Louis County, Missouri

My Commission Expires Feb. 7, 1991

My Commission expires: \_\_\_\_\_