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GABLES
RESIDENTIAL

43704

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2015 NOV 19 AM 9:30 GABLES AT THE TERRACE

PUBLIC UTILITY COMMISSION
FILING CLERK

November 17, 2015

*Taking Care of
the Way People Live*

Debbie Reyes Tamayo
Public Utility Commission of Texas, Filing Clerk
1701 North Congress Ave
P.O. Box 13326
Austin, TX 78711-3326

RE: Conversion from Submetering to Allocation at Gables at the Terrace – S0529

Dear Ms. Tamayo:

The submetering system at Gables at the Terrace is an older submetering system in which is in need of major repair. Employees and contractors of Gables at the Terrace have made diligent efforts to repair the meters without success.

The property has explored the feasibility of repairing the submetering system, but the cost would be prohibitive. Attached is a proposal for the repairs to the wireless meter reading system. As you can see, the cost is significant. Consequently, we believe that good cause exists pursuant to Section 24.123(d) to change from submetered to allocated billing. The residents currently sign a Texas Apartment Association form lease which indicated that they will be responsible for water and wastewater and also sign a "Lease Addendum for Water/Wastewater Submeter Billing in Apartments" and receive the "Tenant Guide to Submetered Water or Wastewater Service". It is our intent to provide existing residents 35-day notice of the new allocation and request their written approval of such modification following Section 24.123(c). This would typically only occur upon new leases and when existing tenants renew their lease.

We intend to use the following allocation system: deduct five (5%) of the water/wastewater bill to account for common area and allocate the remaining ninety-five (95%) back to the residents based on number of occupants in each unit per Section 24.124(e)(2)(A)(ii). Irrigation is in use at the property and separately metered by the city, which will not be used in the allocation per Section 24.124(e)(1)(B)(iii).

Please provide written approval of the conversion to water allocation billing for Gables at the Terrace. If you have any questions, please do not hesitate to contact me.

Sincerely,

Paige Russell, CAM
Community Manager

cc: Renee Clark, Regional Manager

enc: (1)

2301 South Mopac Expressway Austin, TX 78746
o: 512.344.2200 f: 512.344.2300 www.gables.com

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October 5, 2015

Water Submeter Proposal – Gables at the Terrace

Prepared for: Josette Perez
Gables

Prepared by: Chad Edwards
Director of Engineering
cedwards@aum-inc.com
630-218-1439

Cost Summary

Capital Investment: \$41,194 (\$133.75/unit)

Description of Equipment to Be Used

- MTW MJ20 3/4" (cold water) meters– **308 Meters**
- Inovonics EchoStream transmitters – **308**
- Inovonics Remote Data Logger (RDL) unit and receiver – **1**
- Inovonics wireless EchoStream repeaters – **10**

Scope of AUM Installation

- AUM will furnish and install one (1) MJ20 cold water meter to each unit.
- AUM will furnish and install one (1) Inovonics wireless transmitter to each water meter.
- AUM will furnish and install one (1) Remote Data Logger (RDL) and system receiver.
- **Owner is responsible for providing power and a dedicated Ethernet business class internet connection for RDL**
- AUM will furnish and install repeaters.
- **Owner is responsible for providing power for repeaters in locations identified by AUM.**
- Payment for labor costs due upon the completion of each phase.
- AUM will prepare the meter system for data collection and billing.

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American Utility Management, Inc.

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