



Control Number: 45522



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BASSHAM
PROPERTIES

45522

February 5, 2016

2016 FEB 12 AM 9: 11

PUBLIC UTILITY COMMISSION
FILING CLERK

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 The Artisan

Dear Public Utility Commission of Texas:

The submetering system at The Artisan is an old submetering system in which is in need of replacement. Employees and contractors of The Artisan have made diligent efforts to repair the meters without success.

The property has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. Attached is a proposal for the upgrade to a new wireless meter reading system. As you can see, the cost is significant. Consequently, we believe that good cause exists pursuant to Section 291.123(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 291.123(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 a factor using a combination of square footage and occupancy in which no more than 50% is based on square footage per Section 291.124(e)(ii)(A)(iv). Irrigation is in use at the property and separately metered by the city, which will not be used in the allocation per Section 291.124(e)(iii).

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

Sincerely,

Deborah E. Parker
Chief Financial Officer

enc: (1)

108



resident services

Service Repair Estimate

Estimate prepared on 02/04/16

PCode: p3545

Artisan

8701 W. Palmer Lane
Attn: Melissa Drewitt
Austin, TX 78729

Phone: (512) 257-3110
Fax: (512) 996-9911
Data Line: (512) 996-8575

Scope of Work

Unit(s) requiring service: See Below

AUM will schedule a technician to visit the property and service the water submetering system in the units listed above. The technician will make repairs to the submetering system and replace meters, transmitters, and other equipment in the listed units as necessary.

Details of service. AUM will install a new meter and transmitter in each unit as well as install a new data collector, receiver and repeaters.

Breakdown of Estimated Costs

	QTY	Price per	Cost
Labor			
Meter Part #: VMG-1PPT			\$ 2,500.00
Read Switch Part #: N/A	416	\$68.00	\$ 28,288.00
Transmitter Part #: INV-FA1			\$ -
RDL, Receiver, and 17 Repeaters	416	\$76.00	\$ 31,616.00
Touch Pad Part #: N/A			\$ 6,365.00
Misc -			\$ -
Subtotal			\$ -
			\$ 68,769.00

Warranty Coverage

\$ -

Total Repair Estimate

\$ 68,769.00

Additional Information

Property will be notified one week prior to the scheduled service date.

Property is responsible for resident notifications and providing keys to all units/areas where access is required. AUM is not responsible for repair work that cannot be performed due to refused entry.

Requests to inspect or service units not listed on estimate may be subject to additional fees.

Service will not be scheduled and parts will not be ordered prior to obtaining a signed service repair estimate.

Estimate includes all parts that would potentially be required. Only parts that are used will be on the final invoice.

Estimate does not include tax or shipping charges

Upon completion of repairs AUM will provide a report of service performed along with the invoice.

This estimate is valid for 60 days from date of estimate

If the terms of this estimate are acceptable, please sign and date in the space provided below and submit a copy to AUM. Once received, AUM will schedule the service call, order the necessary parts and notify the date(s) of the service call. Warranty coverage does not include damage to systems caused by users, residents, maintenance personnel or modification to measured equipment.

Signature

Date

I hereby understand and agree with all the terms listed above and authorize AUM to perform the work as described above and invoice accordingly. I am authorized to approve this work and approve payment of such work.

FAX TO: AUM Engineering at (888) 493-9454