



Control Number: 45522



Item Number: 114

Addendum StartPage: 0

45522



**PRESIDIAN  
HOTELS & RESORTS**

2016 FEB 17 AM 11:56

FILED  
FILING CLERK

February 11, 2016

*Better Hospitality.*

Ms. Tammy Benter, Director  
Water Utilities Division  
1701 North Congress  
P.O. Box 13326  
Austin, Texas 78711-3326

RE: CCN/RegnumS7151

Conversion from submetered to allocated billing at Vidorra Condominiums

Dear Ms. Benter:

Pursuant to Section 24.123(d) of the Texas Public Utility Commission's Regulations, we respectfully request that the Vidorra Condominiums be allowed to convert from submetered to allocated billing.

The building has 146 units and we have several units with billing problems due to equipment failure during meter readings. Some units water bills are only \$0.30 and some are \$1.14 while we know these units are occupied. We received a quote from NWP for service of 9 units and the cost would be over \$1,200 for those. We estimate at least 30 to 40 units would need to be checked. It would not be feasible to change out 146 meters if this continues. For this reason we would like to go to a billing system based on each units square footage.

The Vidorra Condominiums are located at 215 N. Center Street, San Antonio, TX 78202. Concurrent with this submission and in compliance with the lease requirements in Regulation 24.123(c), the Owner will provide Tenants a new lease addendum which will disclose the allocated billing method which will be used if Owner receives written approval from your office.

Thank you for your consideration of this request. Please contact me at 210-646-8811 ext. 233 or [marias@presidiana.com](mailto:marias@presidiana.com) if you require additional information.

Sincerely,

Maria Sanchez  
Administrative Assistant

Enclosures:

Registration of Submetered or Allocated Utility Service  
Estimate for Repair or Replacement

114



# Registration of Submetered OR Allocated Utility Service

**NOTE:** Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Docket No. \_\_\_\_\_  
 (this number to be assigned by the PUC after your form is filed)

**PROPERTY OWNER:** Do not enter the name of the owner's contract manager, management company, or billing company.

Name	Vidorra Condominium Association, Inc.						
Mailing Address:	215 North Center	City	San Antonio	State	TX	Zip	78202
Telephone #	(210) 223-1904	Fax # (if applicable)	( )	E-mail	vidorrahoa@presidian.com		

### NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name	Vidorra Condominiums						
Mailing Address:	215 North Center	City	San Antonio	State	TX	Zip	78202
Telephone #	(210) 223-1904	Fax # (if applicable)	( )	E-mail	marias@presidian.com		
Apartment Complex		<input checked="" type="checkbox"/>	Condominium		<input type="checkbox"/>	Manufactured Home Rental Community	
		<input type="checkbox"/>			<input type="checkbox"/>	Multiple-Use Facility	

If applicable, describe the "multiple-use facility" here:

### INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Wastewater	<input type="checkbox"/>	Submetered <b>OR</b>	<input checked="" type="checkbox"/>	Allocated ★★★
Name of utility providing water/wastewater	San Antonio Water System							
Date submetered or allocated billing begins (or began)	06/01/2009			Required				

### METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

<input type="checkbox"/> Not applicable, because	<input type="checkbox"/> Bills are based on the tenant's actual submetered consumption
<input type="checkbox"/>	<input type="checkbox"/> There are <b>neither</b> common areas <b>nor</b> an installed irrigation system

All common areas and the irrigation system(s) are metered or submetered:  
 We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

This property has an installed irrigation system that is not separately metered or submetered:  
 We deduct  percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property has an installed irrigation system(s) that is/are separately metered or submetered:  
 We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

This property does not have an installed irrigation system:  
 We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

### ★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail to:  
 Filing Clerk, Public Utility Commission of Texas  
 1701 North Congress Avenue  
 P.O. Box 13326  
 Austin, Texas 78711-3326

## METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

<input type="checkbox"/>	<b>Occupancy method:</b> The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.
--------------------------	--

<input type="checkbox"/> <b>Ratio occupancy method:</b>  The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</b>
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> <b>Estimated occupancy method:</b>  The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	<b>Number of Bedrooms</b>	<b>Number of Occupants for Billing Purposes</b>
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

<input checked="" type="checkbox"/>	<b>Occupancy and size of rental unit</b>	<input style="width: 30px;" type="text" value="50"/>	percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either: <ul style="list-style-type: none"> <li>• the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR</li> <li>• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.</li> </ul>
-------------------------------------	--	--	---

<input type="checkbox"/>	<b>Submetered hot water:</b> The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.
--------------------------	---

<input type="checkbox"/>	<b>Submetered cold water is used to allocate charges for hot water provided through a central system:</b> The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.
--------------------------	--

<input type="checkbox"/>	<b>As outlined in the condominium contract. Describe:</b>  <div style="border: 1px solid black; height: 30px; width: 100%;"></div>
--------------------------	--

<input type="checkbox"/>	<b>Size of manufactured home rental space:</b> The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
--------------------------	---

<input type="checkbox"/>	<b>Size of the rented space in a multi-use facility:</b> The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.
--------------------------	--



Submeter

# NWP Submeter Maintenance Proposal

## PROPERTY INFORMATION

<b>Property</b>	<u>Vidorra Condominiums (16876)</u>	<b>Units</b>	<u>146</u>
<b>Portfolio</b>	<u>Presidian (2159)</u>	<b>MAP</b>	<u>No</u>
<b>Address</b>	<u>215 N CENTER ST, SAN ANTONIO, TX 78202</u>		
<b>Services</b>	<u>Electronics</u>	<b>Data Collector Connection</b>	<b>Meter Manufacturer(s)</b>
<u>Water</u>	<u>Inovonics DCC ES</u>	<u>Phone: (210) 222-0570</u>	<u>Infinity</u>

To authorize, please sign this NWP Submeter Maintenance Proposal and send it via email to [nwptechsupport@nwp.com](mailto:nwptechsupport@nwp.com) OR fax it to 949-250-6397. Terms and Conditions are included on the last page.

NWP Submeter completed a quality check on your submetering system and identified some issues that need inspection and/or repair. These units may receive estimated, rather than actual, usage bills until the issues are resolved.

Please refer to the following pages for a detailed list of issues, service addresses and customer names.

## PROPOSAL SUMMARY

Issue	Materials	Labor	Combined	Quantity	Total
Inspection	\$80.00	\$21.25	\$101.25	9	\$911.25
Meter Non-Incrementing	\$80.00	\$21.25	\$101.25	2	\$202.50
			Subtotal		\$1,113.75
			Tax		\$70.84
			Shipping		\$25.00
			Total		\$1,209.59

Work Start Date To Be Determined      Work Stop Date To Be Determined

Price per unit is \$21.25 labor, and \$80/parts if meter replacement is necessary. Should the tech find that any issues can be resolved without parts replacement, the final bill will be lower than what is quoted here.

Invoicing will be on a parts & labor basis according to the fee schedule in this 'Not to Exceed' proposal. NWP Submeter warrants repairs for one (1) year. This includes any labor performed & all equipment that is repaired/replaced at time of service.

The Do Not Exceed proposal is based on properties in normal condition. Circumstances that would require significant extra labor -- such as corroded piping, brittle piping, buried meters, equipment in tight crawl spaces, equipment behind dry wall, etc... -- can result in a need to re-price the service. NWP commits to communicate any non-normal conditions as soon as possible after identification.

NWP Submeter will contact you to schedule a date and time for a Field Technician to repair these issues. Prior to the visit, NWP Submeter will provide you with a list of units to be serviced. The property will be responsible for notifying residents/tenants and having keys ready. A Post-Visit Report documenting the repairs will be sent after completion of the service. If access is not granted to any designated units during the scheduled visit, a return visit may be required and will be subject to the Surcharge/Travel Fee of \$350 for all visits.

Proposal Date
10/7/2015

NWP Submeter Owner
Stuart Baker

Approval

Phone: (800) 254-9710

Fax: (949) 250-6397

Email: [nwptechsupport@nwp.com](mailto:nwptechsupport@nwp.com)