



Control Number: 45522



Item Number: 1814

Addendum StartPage: 0

45522



Lost Creek

Apartment Homes

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PUBLIC UTILITY COMMISSION
FILING CLERK

November 2, 2016

To: Ms. Tammy Benter, Director
Water Utilities Division
Public Utility Commission of Texas
1701 N Congress PO Box 13326
Austin, Texas 78711-3326

This is a request to change our water billing from a sub meter to a Water Allocation based on occupants and square footage for Lost Creek Apartments located at 1991 N Highway 360W, Grand Prairie, TX. 75050.

We are submitting this request due the cost of replacing 65 meters in the amount of \$13,500. This property is only 65 units and the cost is a financial hindrance. I have also attached the Quarterly Diagnostic Report dated for October 21, 2016 where it is showing 56 of the meters is requiring service.

Please let me know if this is approved.

Regards

Tia Smith
Lost Creek Apartments



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	Lost Creek Apartments 1991state Apartments, LLC C/O Lighthouse Partners						
Mailing Address:	7545 Irvine Center Drive Ste. 200	City	Irvine	State	CA	Zip	92618
Telephone# (AC)	949-623-8355	Fax # (if applicable)	949-288-6097				
E-mail	anewton@lighthousepartnersinc.com						

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

Name	Lost Creek Apartments						
Mailing Address:	1991 N Highway 360 West	City	Grand Prairie	State	TX	Zip	75050
Telephone# (AC)	817-652-8888	Fax # (if applicable)	817-652-8893				
E-mail	jviera@apcliving.com						

<input checked="" type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium	<input type="checkbox"/> Manufactured Home Rental Community	<input type="checkbox"/> Multiple-Use Facility
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If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input type="checkbox"/> Water	<input type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Submetered OR	<input type="checkbox"/> Allocated ★★★
Name of utility providing water/wastewater	City of Grand Prairie			
Date submetered or allocated billing begins (or began)	Required			

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

<input type="checkbox"/> Not applicable, because	<input checked="" type="checkbox"/> Bills are based on the tenant's actual submetered consumption
<input type="checkbox"/>	There are <u>neither</u> common areas <u>nor</u> 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 with a total of (3) copies 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.

Occupancy method: 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"/> Ratio occupancy method: 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.	Number of Occupants	Number of Occupants for Billing Purposes
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> Estimated occupancy method: 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.	Number of Bedrooms	Number of Occupants for Billing Purposes
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

Occupancy and size of rental unit 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:

- the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR
- the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.

Submetered hot water:
The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.

Submetered cold water is used to allocate charges for hot water provided through a central system:
The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.

As outlined in the condominium contract. Describe:

Size of manufactured home rental space:
The size of the area rented by the tenant divided by the total area of all the size of rental spaces.

Size of the rented space in a multi-use facility:
The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.



October 10, 2016

Asset Plus Co.

Lost Creek – (RF) Complete Retro Water Submetering

The purpose of this letter is to provide you with Hocutt's bid for Next Century Wireless Submetering System at your 65-unit apartment project.

The total investment for the equipment and installation for 65 units using a 3/4" water meter is \$13,500.00 with shipping and taxes included. This investment will include the following hardware and labor:

<u>Hardware</u>		
	65	Transmitters
	65	Water Meters
	1	Gateway
	1	Receiver
	2	Repeaters

<u>Labor/Materials</u>	Installation of transmitters.
	Installation of RDL and Receiver in the office or phone room.
	Complete (RF) site set-up.

The following areas will need to be provided by the property owner or their General Contractor:

- A. Provide a 110v electrical outlet in the office or phone room for RDL and in attic access or designated area of designated buildings for repeaters.
- B. Provide a internet port on router for Gateway in phone room.

There is a 4-week lead-time needed for hardware from the time a signed agreement has been received by Hocutt, Inc.

We appreciate your interest and hope that we may be able to do business with you on this project and others in the future.

Sincerely,

Biff Elliott
Hocutt Incorporated

Asset Plus Co.

This bid is effective until December 1, 2017*** Hocutt will need the exact building and unit numbering per this project prior to the manufacturing and shipment of the system components to the site. This should be submitted no later than the plumbing rough in of your first building.

8360 Moberly Lane Dallas, Texas 75227 214-381-9991

Diagnostic Terms

Action Needed

All units that appear on the diagnostic report should be inspected by property staff. Those marked "Service Required" display a type of equipment malfunction that may require one or more items to be replaced. If you wish to perform your own repairs please be sure to inform AUM of any equipment changes that are made.

Error Description

Your diagnostic report will have some or all of these items listed on the worksheet. Please inspect each unit accordingly and note the findings in the Results of Investigation column prior to returning the report to AUM. In all instances it is advised that a bucket test be performed to verify the meter is measuring accurately. Additionally, wiring from the meter to the transmitter and/or read pad should be inspected for any loose or disconnected wiring.

Broken Transmitter - The transmitter which sends data for this unit to the data collector is malfunctioning. In these instances AUM is unable to determine if the meter installed is working correctly or not. An estimate for repairs would include the costs of a meter and a transmitter for each Broken Transmitter error.

No Consumption - The meter installed in this unit is not registering any usage. For electronic systems, the transmitter is working properly, but is not showing advancement. AUM will price a replacement meter for each of the units which display a No Consumption error. If the unit has been unoccupied for the entire month the meter may be functioning properly. In these cases, the meter would not require replacement.

Low Consumption - This unit is exhibiting lower than expected usage. The first thing to do is determine if the resident(s) have been out of the unit for any portion of the month. In each of these cases property maintenance should inspect the unit. If the findings suggest the meter is malfunctioning, AUM will price a replacement meter.

High Consumption - This unit is showing higher than expected usage. Occupant count should be verified. Additionally, check if any guests have been staying with the resident. Property maintenance should inspect all fixtures and toilets to determine if there are any incidents of running water. If none of these checks explain the high usage, AUM will price a replacement meter.

Broken Repeater – (Inovonics only) - Repeaters serve as relays from the transmitters in each unit to the data collector. If a repeater is not working or offline, it may impact the ability to get all the data to the data collector. The outlet in which the repeater is installed should be checked for power and any breakers should be inspected to make sure nothing has been tripped. If the repeater is unable to be powered up AUM will price a replacement repeater.



resident services

QUARTERLY DIAGNOSTIC REPORT

October 21, 2016

Lost Creek
Grand Prairie, TX

Asset Plus Corp

Current Alerts Reported: 56
Current System Health: 12.5%

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System & Warranty Status

# of Units:	64
Utility Measured - Method of Measurement:	Water - Full Capture
Description of Meter Equipment:	Inovonics Tapwatch II - Master Meter 3/4" FAM
Access/Modem Number:	(817) 633-0036
AUM Labor Warranty Expiration Date:	N/A - System was not installed by AUM
Parts & Materials Warranty Expiration Date:	N/A - System was not installed by AUM

Summary of Unit Findings

Usage Alerts:

High Usage Alerts Reported:	0
Low Usage Alerts Reported:	0

Equipment Errors:

No Usage Alerts Reported:	0
Transmitter Errors Reported:	56
Repeater Errors (Inovonics Systems Only):	0

Estimated Costs

Labor:	\$0.00
Parts & Materials:	\$0.00
Subtotal:	\$0.00
Contingency (Possible Additional Meters):	
Warranty Coverage:	\$0.00
	Contact us for pricing
Estimate Total:	\$0.00

A priced and signed estimate must be submitted to AUM Sub-Metering Services to schedule repairs. Contact AUM Sub-Metering Services at 1-800-418-5393 or engineering@aum-inc.com to request pricing or questions pertaining to this report.



DIAGNOSTIC WORKSHEET
October 21, 2016

Lost Creek
Grand Prairie, TX

3) Email results and requests to engineering@aum-inc.com

1) INVESTIGATE EACH ISSUE (USE DIAGNOSTIC CHECKLIST). 2) Document findings in Results.

It is requested that the property investigate all issues listed in the corresponding "Error Description" column using the guidelines in the attached letter and checklists.

Feedback should be provided to AUM by filling in the date and results of the investigation for each unit that is investigated and faxing this completed form to (888) 493-9454.

Contact AUM Sub-Metering Services at 1-800-418-5393 or engineering@aum-inc.com to request pricing or questions pertaining to this report.

Asset Plus Corp

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UNIT USAGE & ERROR DETAILS

Street	Unit	Status Reported	Usage (9/1/16-9/30/16)	Number of Occupants	Action Needed	Date Investigated	Results of Investigation
1991 N State Highway 360	Apt 112	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 116	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 118	Broken Transmitter	0 gallons	5	Service Required		
1991 N State Highway 360	Apt 121	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 122	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 123	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 124	Broken Transmitter	0 gallons	4	Service Required		
1991 N State Highway 360	Apt 125	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 128	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 131	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 132	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 133	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 134	Broken Transmitter	0 gallons	3	Service Required		
1991 N State Highway 360	Apt 136	Broken Transmitter	0 gallons	1	Service Required		

PROVIDE MOVE OUT DATE FOR ALL VACANT UNITS



DIAGNOSTIC WORKSHEET
October 21, 2016

Lost Creek
Grand Prairie, TX

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Asset Plus Corp P5587

UNIT USAGE & ERROR DETAILS							
Street	Unit	Status Reported	Usage (9/1/16-9/30/16)	Number of Occupants	Action Needed	Date Investigated	Results of Investigation
1991 N State Highway 360	Apt 137	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 138	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 212	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 214	Broken Transmitter	0 gallons	3	Service Required		
1991 N State Highway 360	Apt 216	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 218	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 221	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 222	Broken Transmitter	0 gallons	3	Service Required		
1991 N State Highway 360	Apt 223	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 224	Broken Transmitter	0 gallons	4	Service Required		
1991 N State Highway 360	Apt 225	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 226	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 227	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 228	Broken Transmitter	0 gallons	2	Service Required		

PROVIDE MOVE OUT DATE FOR ALL VACANT UNITS



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October 21, 2016

Lost Creek
Grand Prairie, TX

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UNIT USAGE & ERROR DETAILS

Street	Unit	Unit Status Reported	Usage (9/1/16-9/30/16)	Number of Occupants	Action Needed	Date Investigated	Results of Investigation
1991 N State Highway 360	Apt 231	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 233	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 234	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 235	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 236	Broken Transmitter	0 gallons	5	Service Required		
1991 N State Highway 360	Apt 237	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 238	Broken Transmitter	0 gallons	4	Service Required		
1991 N State Highway 360	Apt 312	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 314	Broken Transmitter	0 gallons	3	Service Required		
1991 N State Highway 360	Apt 316	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 318	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 322	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 324	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 326	Broken Transmitter	0 gallons	1	Service Required		

PROVIDE MOVE OUT DATE FOR ALL VACANT UNITS



DIAGNOSTIC WORKSHEET
October 21, 2016

Lost Creek
Grand Prairie, TX

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Asset Plus Corp

P5587

UNIT USAGE & ERROR DETAILS

Street	Unit	Status Reported	Usage (9/1/16-9/30/16)	Number of Occupants	Action Needed	Date Investigated	Results of Investigation
1991 N State Highway 360	Apt 328	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 331	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 332	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 334	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 335	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 336	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 337	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 338	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 341	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 342	Broken Transmitter	0 gallons	3	Service Required		
1991 N State Highway 360	Apt 343	Broken Transmitter	0 gallons	2	Service Required		
1991 N State Highway 360	Apt 345	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 346	Broken Transmitter	0 gallons	1	Service Required		
1991 N State Highway 360	Apt 348	Broken Transmitter	0 gallons	3	Service Required		

PROVIDE MOVE OUT DATE FOR ALL VACANT UNITS