



Control Number: 45522



Item Number: 200

Addendum StartPage: 0



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: 2/19/2016

By: Raj Pathak

Docket No.

45522

(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 **FPG Interurban LLC**

Mailing Address: 5101 Broadway St Ste 100 City **San Antonio** State **TX** Zip **78209-5709**

Telephone# (AC) **844-856-2145** Fax # (if applicable)

E-mail

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

Name **InterUrban Building**

Mailing Address: 1500 Jackson Street City **Dallas** State **TX** Zip **75201**

Telephone# (AC) **844-856-2145** Fax # (if applicable)

E-mail **c/o spathak@conservice.com**

Apartment Complex Condominium Manufactured Home Rental Community Multiple-Use Facility

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

INFORMATION ON UTILITY SERVICE

Tenants are billed for Water Wastewater Submetered **OR** Allocated **★★★**

Name of utility providing water/wastewater **City of Dallas**

Date submetered or allocated billing begins (or began) **3/1/2016** Required

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

Not applicable, because Bills are based on the tenant's actual submetered consumption

There are **neither** common areas **nor** 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

PUBLIC UTILITY COMMISSION
 FILING CLERK
 2016 FEB 23 AM 10:00

RECEIVED

200

METHOD USED TO ALLOCATE UTILITY CHARGES

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

| | |
|--------------------------|--|
| <input type="checkbox"/> | 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 checked="" 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 | | | | |

| | |
|---|---|
| <input type="checkbox"/> | Occupancy and size of rental unit <input type="checkbox"/> 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"> • 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. | |

| | |
|---|------------------------------|
| <input type="checkbox"/> | 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. | |

| | |
|---|---|
| <input type="checkbox"/> | 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. | |

| | |
|--------------------------|---|
| <input type="checkbox"/> | As outlined in the condominium contract. Describe: |
| | |

| | |
|---|--|
| <input type="checkbox"/> | 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. | |

| | |
|--|--|
| <input type="checkbox"/> | 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. | |

February 18, 2016

Public Utility Commission
Water Utilities Division
Attn: Debbie Reyes Tamayo
1701 N. Congress Avenue, P.O. Box 13326
Austin, TX 78711-3326

RE: Request for Approval to Change Billing Method

Interurban Building

1500 Jackson St.
Dallas, TX 75201

Dear Ms. Reyes Tomayo:

Our company serves as the utility billing provider for the above-referenced property ("Interurban Building"), upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas ("PUC") approve this property to transition from submetered to allocated billing.

We understand that Texas Water Code § 13.502 permits owners to switch from submetered to allocated billing upon a showing of good cause and approval by the utility commission. For the following reasons, we believe that Interurban Building meets the good cause requirements outlined in the Code, and we respectfully ask that the PUC approve this request.

The electronics currently installed on the property are no longer supported or unavailable, and need to be upgraded. To perform maintenance for the current electronics, a new data collector, receiver, and 6 new repeaters will need to be upgraded. The estimated cost for current upgrades and replacements will be **\$3,775.00**. If the repair begins, further problems and cost may be discovered. Attached is the proposal for repair. The property does not have the capital resources to make the meter replacement at this time, and respectfully requests change to allocation be allowed.

Should you require any additional information in making your determination, please do not hesitate to contact me directly.

Very truly yours,

Raj Pathak

Raj Pathak
Law Clerk
Spathak@conservice.com
(435)792-9226

Property Code:

CONSERVICE

utility management & billing

PFR #

PFR Contact:

Date

PO Box 4647
 Logan, UT 84323
 Phone 855-737-7710 Fax 435-755-3759

PROPOSAL FOR SERVICE

We are pleased to provide you with this Proposal For Service.
 We are committed to providing the very best quality and timely service.

Community Information

| | | | | |
|---------------|--|-----------|--|--|
| Property Name | <input type="text" value="InterUrban Building #7604"/> | Property | <input type="text" value="Mike Newton"/> | <input type="text"/> |
| Address | <input type="text" value="1500 Jackson Street"/> | Phone # | <input type="text"/> | <input type="text" value="Account Manager"/> |
| City | <input type="text" value="Dallas"/> | Email | <input type="text" value="mnewton@conservice.com"/> | <input type="text"/> |
| State | <input type="text" value="TX"/> | Corporate | <input type="text"/> | <input type="text" value="Billing Manager"/> |
| Zip Code | <input type="text" value="75201"/> | Email | <input type="text"/> | <input type="text" value="Murray Crowder"/> |
| | | Portfolio | <input type="text" value="Greystar Advantage Solutions (3181)"/> | <input type="text" value="PFR Manager"/> |

System Information

| | | | | |
|-------------------------|--|---------------------------------|---|-----------------------------|
| Meter Type | <input type="text" value="Unknown"/> | Data Collector Working Properly | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Replacement Meter | <input type="text" value="Unknown"/> | | | |
| Communications | <input type="text" value="Inovonics, Tapwatch 2"/> | | | |
| Modem | <input type="text" value="NA"/> | | | |
| RETAIL Units | Yes <input type="checkbox"/> No <input type="checkbox"/> | Cold H2o | <input type="checkbox"/> | |
| Manual Read System | Yes <input type="checkbox"/> No <input type="checkbox"/> | Hot H2o | <input type="checkbox"/> | |
| Installed by Conservice | Yes <input type="checkbox"/> No <input type="checkbox"/> | Hot H2o Allocation | <input type="checkbox"/> | |
| Under Warranty | Yes <input type="checkbox"/> No <input type="checkbox"/> | Electric | <input type="checkbox"/> | |
| Under Maintenance | Yes <input type="checkbox"/> No <input type="checkbox"/> | Thermostat | <input type="checkbox"/> | |

| | |
|---------------------|-----|
| REPEATERS | 0 |
| Repeater ISSUES | 0 |
| Total UNITS | 134 |
| Total SUBMETERS | 134 |
| Submeters Operating | NA |
| Submeter ISSUES | 0 |
| Operating Level | NA |

Parts Pricing as Required for Service

| | Qty | Each | Total | | Qty | Each | Total | | Qty | Each | Total |
|----------|-----|----------|------------|------------------|-----|------|--------|-------------|-----|------------|------------|
| Meter | | | \$0.00 | S. Remote Reader | | | \$0.00 | Transmitter | | | \$0.00 |
| Battery | | | \$0.00 | D. Remote Reader | | | \$0.00 | Receiver | 1 | \$252.00 | \$252.00 |
| Repeater | 6 | \$238.00 | \$1,428.00 | Reed Switch | | | \$0.00 | RDL | 1 | \$1,375.00 | \$1,375.00 |

Service Estimate

| | | | | | |
|-----------|---|---------|------------|------------------------------|----|
| LABOR | 8 | \$90.00 | \$720.00 | LABOR/TRAVEL | |
| TRAVEL | 0 | \$0.00 | | PARTS/MATERIALS LISTED ABOVE | |
| OVERNIGHT | 0 | \$0.00 | \$3,055.00 | TOTAL | 29 |
| | | | \$3,775.00 | | |

Prices for parts, materials and labor are subject to change based on service needs, actual costs and/or warranty agreement
 We will continue to prepare estimated bills for these units. Please be advised that by not authorizing this service you may affect our ability to continue to bill these apartment homes and you may be in noncompliance with certain rules governing submetering in your state.

By signing below you are accepting the proposal as set forth above and agree to pay the prices described herein.
 You acknowledge that you are authorized to sign this proposal on behalf of your company.

Please email back to Conservice at meters@conservice.com, or FAX back to Fax 435-755-3759. Once received, we will contact you to schedule a service date.
 If we do not receive this approved PFR within 30 days, we will assume you do not want this service.

Accepted and Approved By:

 Signature Date Print Name and Title

Cancellation Policy: Once work is approved and materials shipped, a technician will be scheduled. Once scheduling is confirmed by the property, Conservice must be notified at least two business days prior to service date via email at meters@conservice.com if the visit needs to be rescheduled. If written cancellation is not received at least two business days in advance, the technician is refused onsite or if tenants are not noticed, the property will be charged a minimum of \$250 for related expenses.

IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR SERVICE TO BE PERFORMED

CONSERVIVE

utility management & billing

P O Box 4647
 Logan, UT 84323
 Phone 865-737-7710 Fax 435-792-6878

Service Report

Data Collector Location:
 System Type:
 Transmitter Type & Model #:
 Meter Type & Model #:
 Capture:
 Meter Location:

TECHNICIAN:
 Please make and send a Backup file of site changes. List ALL tests performed, repair information & additional notes below.

TECH: SERVICE DATE(S):

Submetering System Status

Please see the comments section below.

| Bldg | Unit | TX ID | Code | Last Read | Usage | Issue |
|---------------------------------------|------|-------|------|-----------|-------|---|
| Location to be determined by property | | | | | | Install TAP 3 RDL & Echostream Receiver |
| Location to be determined by property | | | | | | Install Echostream repeater |
| Location to be determined by property | | | | | | Install Echostream repeater |
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| Product used | Qty | Comments |
|---------------|-----|--|
| Meter | | The electronics currently installed at this property are Tapwatch 2 which is no longer supported nor available for replacement by the vendor. In order to perform the needed maintenance current versions of the electronics, Tapwatch 3, will need to be installed (1 new Data Collector, 1 new receiver and 6 new repeaters. Moving forward, as the old style Tapwatch 2 transmitters fail, they will need to be replaced with the newer style transmitters. |
| Transmitter | | |
| Remote Reader | | The RDL to be installed is compatible with an Internet connection. The Internet connection will eliminate the need for the analog phone line and provide a faster, more reliable transmission of meter data. If this is desired, please prepare an Ethernet cable connected to the Internet, ready at the time of the technician's visit. (The property's firewall settings may need to be adjusted to allow communication through port 443.) |
| Read Switch | | |
| Repeater | | |
| Battery | | |
| Other | | |
| Other | | |