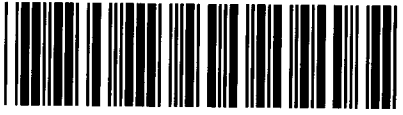


Control Number: 45522



Item Number: 226

Addendum StartPage: 0



Registration of Submetered OR Allocated Utility Service S7336

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

Date: _____
 By: 45522
 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	Artisan I, LLC						
Mailing Address:	12315 Oak Knoll Road, Suite 100	City	Poway	State	CA	Zip	92064
Telephone# (AC)	(858) 842-4469	Fax # (if applicable)	(858) 842-1154				
E-mail	info@BasshamProperties.net						

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

Name	The Artisan Luxury Apartments						
Mailing Address:	8701 W. Parmer Lane	City	Austin	State	TX	Zip	78729
Telephone# (AC)	(512) 257-3110	Fax # (if applicable)	(512) 357-3341				
E-mail	Manager@ArtisanAustin.com						

<input type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium	<input type="checkbox"/> Manufactured Home Rental Community	<input checked="" type="checkbox"/> Multiple-Use Facility
--	--------------------------------------	---	---

If applicable, describe the "multiple-use facility" here: office/retail space and apartments

INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Submetered <u>OR</u>	<input checked="" type="checkbox"/> Allocated ★★★
Name of utility providing water/wastewater	The City of Austin			
Date submetered or allocated billing begins (or began)	4/1/2016	Required		

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

<input type="checkbox"/> Not applicable, because	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
<input type="checkbox"/>	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.
<input type="checkbox"/>	This property has an installed irrigation system that is <u>not</u> separately metered or submetered: We deduct <input type="text"/> 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.
<input checked="" type="checkbox"/>	This property has an installed irrigation system(s) that <u>is/are</u> 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.
<input type="checkbox"/>	This property does <u>not</u> 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 MAR -1 PM 4:10

226

METHOD USED TO ALLOCATE UTILITY CHARGES

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

<input checked="" 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.
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<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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Occupants</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">>3</td></tr> </tbody> </table>	Number of Occupants	1	2	3	>3	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Occupants for Billing Purposes</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1.0</td></tr> <tr><td style="text-align: center;">1.6</td></tr> <tr><td style="text-align: center;">2.2</td></tr> <tr><td style="text-align: center;">2.2 + 0.4 for each additional occupant</td></tr> </tbody> </table>	Number of Occupants for Billing Purposes	1.0	1.6	2.2	2.2 + 0.4 for each additional occupant
Number of Occupants												
1												
2												
3												
>3												
Number of Occupants for Billing Purposes												
1.0												
1.6												
2.2												
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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Bedrooms</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">0 (Efficiency)</td></tr> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">>3</td></tr> </tbody> </table>	Number of Bedrooms	0 (Efficiency)	1	2	3	>3	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Occupants for Billing Purposes</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">1.6</td></tr> <tr><td style="text-align: center;">2.8</td></tr> <tr><td style="text-align: center;">4.0</td></tr> <tr><td style="text-align: center;">4.0 + 1.2 for each additional bedroom</td></tr> </tbody> </table>	Number of Occupants for Billing Purposes	1	1.6	2.8	4.0	4.0 + 1.2 for each additional bedroom
Number of Bedrooms														
0 (Efficiency)														
1														
2														
3														
>3														
Number of Occupants for Billing Purposes														
1														
1.6														
2.8														
4.0														
4.0 + 1.2 for each additional bedroom														

<input checked="" type="checkbox"/>	Occupancy and size of rental unit <input type="checkbox"/> 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"> • 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.
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<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.
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<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.
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<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.
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Donna L. Nelson
Chairman

Kenneth W. Anderson, Jr.
Commissioner

Brandy D. Marty
Commissioner



Public Utility Commission of Texas

February 25, 2016

The Artisan Apartments S7336
8701 W Parmer Ln
Austin, TX 78729-4941

RECOMMENDATION

Registration Request of the Artisan Apartments to Change from Submetered to Allocated Billing pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2)

On February 12, 2016, the Artisan Apartments, Registration No. S7336, filed a request to change from Submetered to Allocated billing pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2). The request is assigned S7336.

Based on a review of the information provided, it appears the request meets the requirements of Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2), and should be granted. The Commission's records should be updated to reflect the change from Submetered to Allocated billing upon receipt of PUC Form 10363 to be filed by the Artisan Apartments.

Please reference Subchapter H, §24.123 (c) of the PUC's rules which state the following: Tenant agreement to billing method changes. An owner shall not change the method by which a tenant is billed unless the tenant has agreed to the change by signing a lease or other written agreement. The owner shall provide notice of the proposed change at least 35 days prior to implementing the new method.

Also, Subchapter M, Sec. 13.5031.(1) of the Texas Water Code requires that the rental agreement must contain a clear written description of the method of calculation of the allocation of nonsubmetered master metered utilities for the manufactured home rental community, apartment house, or multiple use facility.

Sincerely,

A handwritten signature in cursive script that reads "Tammy Benter".

Tammy Benter, Director
Water Utility Division

TB/DRT



paper

Printed on recycled

An Equal Opportunity Employer



BASSHAM
PROPERTIES

45522

7336

February 5, 2016

RECEIVED

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

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

Artisan

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			\$ 2,500.00
Meter Part #: VMC-1PPT	416	\$68.00	\$ 28,288.00
Read Switch Part #: N/A			\$ -
Transmitter Part #: INV-FA1	416	\$76.00	\$ 31,616.00
RDL, Receiver, and 17 Repeaters			\$ 6,365.00
Touch Pad Part #: N/A			\$ -
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 _____
<small>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.</small>

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