



Control Number: 45522



Item Number: 228

Addendum StartPage: 0

February 25, 2016

45522

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

2016 MAR -1 PM 3: 19  
PUBLIC UTILITY COMMISSION  
FILING CLERK

RE: Request for Approval to Change Billing Method

**Twenty 15 Apartments**  
2015 Cedar Bend Dr.  
Austin, TX 78758

Dear Ms. Reyes Tomayo:

Our company serves as the utility billing provider for the above-referenced property ("Twenty 15 Apartments"), 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 Twenty 15 Apartments meets the good cause requirements outlined in the Code, and we respectfully ask that the PUC approve this request.

Over the past several months, many wireless transmitters and repeaters have been malfunctioning. The cost to replace/upgrade the malfunctioning equipment is **\$28,897.00**. 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 replace and upgrade the system, 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

228



# Registration of Submetered OR Allocated Utility Service

Date: 2/25/2016  
 By: Raj Pathak  
 Docket No. \_\_\_\_\_  
 (this number to be assigned by the  
 PUC after your form is filed)

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

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

Name	ML Casa V, L.P						
Mailing Address:	737 N Michigan Ave Ste 1700	City	Chicago	State	IL	Zip	60611-6652
Telephone# (AC)	512-834-7755	Fax # (if applicable)					
E-mail	c/o spathak@conservice.com						

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

Name	Twenty 15 Apartments						
Mailing Address:	2015 Cedar Bend Dr	City	Austin	State	TX	Zip	78758
Telephone# (AC)	512-834-7755	Fax # (if applicable)					
E-mail	twenty15mgr@pinnacleliving.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 checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Wastewater	<input type="checkbox"/>	Submetered <b>OR</b>	<input checked="" type="checkbox"/>	Allocated <b>★★★</b>
Name of utility providing water/wastewater	City of Austin							
Date submetered or allocated billing begins (or began)	3/20/2016	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"/>	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 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"/> <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

**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.

Property Code:

# CONSERVICE

utility management & billing

PFR # 13633

Date

PO Box 4647  
Logan, UT 84323  
Phone 855-737-7710 Fax 435-792-6678

## PROPOSAL FOR INSTALLATION / REPAIR

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

### Community Information

Property Name	<input type="text" value="Twenty 15 Apartments"/>	Property Corporate	<input type="text" value="Jaime Hearn"/>	<input type="text" value="Jason Eshraghi"/>
Address	<input type="text" value="2015 Cedar Bend Dr"/>	Phone #	<input type="text" value="512-834-7755"/>	<input type="text" value="Account Manager"/>
City	<input type="text" value="Austin"/>	Email	<input type="text" value="twenty15mgr@pinnacleliving.com"/>	<input type="text" value="Kellen Lewis"/>
State	<input type="text" value="TX 78758"/>	Portfolio	<input type="text" value="Pinnacle - Henderson"/>	<input type="text" value="Billing Manager"/>

### System Information

Meter Type	<input type="text" value="Badger Meter 1/10"/>	RDL Working Property	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Replacement Meter	<input 1="" 10="" fam="" poly="" type="text" usg"="" value="180611 -- 3/4"/>			
Communications	<input type="text" value="FA5201 &amp; E1501"/>			
Modem	<input type="text" value="512-834-8528"/>			
RETAIL Units	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Manual Read System	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Installed by Conservice	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Under Warranty	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Under Maintenance	Yes <input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
		Cold H2o	<input type="checkbox"/>	
		Hot H2o	<input checked="" type="checkbox"/>	
		Hot H2o Allocation	<input type="checkbox"/>	
		Electric	<input type="checkbox"/>	
		Thermostat	<input type="checkbox"/>	

REPEATERS	15
Repeater ISSUES	9
Total UNITS	288
Total SUBMETERS	288
Submeters Operating	144
Submeter ISSUES	144
Operating Level	50%

### Parts Pricing as required for installation / repair.

Meter	Qty	Each	Total	Touch Pads	Qty	Each	Total	Transmitter	Qty	Each	Total
Battery	144	\$43.00	\$6,192.00	Register			\$0.00	Receiver	1	\$252.00	\$252.00
Repeaters	9	\$238.00	\$2,142.00	RT 500			\$0.00	RDL	1	\$1,375.00	\$1,375.00

### Install / Repair Estimate

LABOR	<input type="text" value="132"/>	<input type="text" value="\$90"/>	<input type="text" value="\$11,880.00"/>	LABOR
			<input type="text" value="\$17,017.00"/>	PARTS/MATERIALS LISTED ABOVE
			<input type="text" value="\$28,897.00"/>	TOTAL
				<input type="text" value="41"/>

Prices for parts, materials and labor are subject to change based on installation/repair needs, actual costs and/or warranty agreement. We will continue to prepare estimated bills for these units. Please be advised that by not authorizing these repairs 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 FAX back to Conservice at 435-792-6678. Once received we will contact you to schedule an installation / repair date. If we do not receive this approved PFR within 30 days, we will assume you do not want these repairs.

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 REPAIRS TO BE PERFORMED**

To Decline Repairs: Please sign below and Fax back to Conservice.

Signature \_\_\_\_\_ Date \_\_\_\_\_

# Service Report

DCC/DCU Location:

System Type:

Transmitter Type & Model #:

Meter Type & Model #:

Capture:

Meter Location:

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

TECH: SERVICE DATE(s):

PFR # 13633

CP40

Twenty 15 Apartments

02/23/16



P O Box 4847  
Logan, UT 84323  
Phone 855-737-7710 Fax 435-792-6678

## Submetering System Status

Please see the comments section below.

Bldg	Unit	TX ID	Transmitter Code	Last Read	Usage	Issue
<b>Leasing Office</b>						
<b>Install TAP 3 RDL &amp; Echostream Receiver</b>						
Bldg 3 New Repeater #1		2685206967				need to install Echo 5040 Repeater
Repeater #2		2684777126				need to install Echo 5040 Repeater
Repeater #3		2685584497				need to install Echo 5040 Repeater
Repeater #4		2685667516				need to install Echo 5040 Repeater
Repeater #5		2685838158				need to install Echo 5040 Repeater
Repeater #6		2685598221				need to install Echo 5040 Repeater
Repeater #7		2685158110				need to install Echo 5040 Repeater
Repeater #8		2685835402				need to install Echo 5040 Repeater
		2685569818				need to install Echo 5040 Repeater
BLDG #01	102	2684472301	OK	97170	260	install echostream transmitter
BLDG #01	104	2684472283	OK	71590	370	install echostream transmitter
BLDG #01	105	2684472299	OK	151760	1820	install echostream transmitter
BLDG #01	107	2685334693	OK	119450	2330	install echostream transmitter
BLDG #01	108	2684472034	OK	114770	780	install echostream transmitter
BLDG #01	110	2685724155	OK	92070	90	install echostream transmitter
BLDG #01	123	2684472287	OK	88810	590	install echostream transmitter
BLDG #01	127	2685613406	OK	99110	760	install echostream transmitter
BLDG #01	130	2684472030	OK	52580	200	install echostream transmitter
BLDG #01	132	2684472271	OK	158580	1110	install echostream transmitter
BLDG #01	141	2684472323	OK	97360	1550	install echostream transmitter
BLDG #01	142	2684472315	OK	96170	740	install echostream transmitter
BLDG #01	144	2684472313	OK	144420	270	install echostream transmitter
BLDG #01	148	2684472296	OK	134690	780	install echostream transmitter
BLDG #02	202	2684472300	B	11190	0	install echostream transmitter
BLDG #02	204	2684472308	OK	134620	710	install echostream transmitter
BLDG #02	205	2684471431	OK	114240	0	install echostream transmitter
BLDG #02	209	2685738303	OK	139170	1610	install echostream transmitter
BLDG #02	210	2685738295	OK	55140	500	install echostream transmitter

BLDG #02	221	2685051419	OK	169530	1630	install echostream transmitter
BLDG #02	222	2684472281	OK	75470	220	install echostream transmitter
BLDG #02	223	2684471464	OK	73330	270	install echostream transmitter
BLDG #02	230	2684472318	OK	200290	740	install echostream transmitter
BLDG #02	242	2684971825	OK	82140	40	install echostream transmitter
BLDG #02	244	2684472047	OK	81850	820	install echostream transmitter
BLDG #02	248	2684472045	OK	185570	1030	install echostream transmitter
BLDG #03	301	2685738292	OK	75750	1660	install echostream transmitter
BLDG #03	305	2685390472	OK	50400	190	install echostream transmitter
BLDG #03	310	2685060293	B I	125260	0	install echostream transmitter
BLDG #03	311	2684472038	OK	68190	610	install echostream transmitter
BLDG #03	312	2684472306	OK	176160	390	install echostream transmitter
BLDG #03	321	2684471433	OK	189400	60	install echostream transmitter
BLDG #03	323	2684472293	OK	13780	10	install echostream transmitter
BLDG #03	327	2685038859	I	166090	0	install echostream transmitter
BLDG #03	329	2685038788	OK	65350	250	install echostream transmitter
BLDG #03	330	2684471462	OK	124690	890	install echostream transmitter
BLDG #03	331	2684472279	OK	85170	670	install echostream transmitter
BLDG #03	343	2684472036	OK	107590	560	install echostream transmitter
BLDG #03	346	2684472029	OK	79260	1230	install echostream transmitter
BLDG #03	348	2684471428	OK	82460	1200	install echostream transmitter
BLDG #04	404	2684472035	OK	79970	200	install echostream transmitter
BLDG #04	405	2684471830	OK	130510	770	install echostream transmitter
BLDG #04	406	2684472014	OK	205570	730	install echostream transmitter
BLDG #04	407	2684471808	B I	151220	0	install echostream transmitter
BLDG #04	410	2684471447	OK	4700	0	install echostream transmitter
BLDG #04	412	2684472050	OK	187150	810	install echostream transmitter
BLDG #04	421	2684472054	OK	194440	190	install echostream transmitter
BLDG #04	423	2684471825	OK	149170	840	install echostream transmitter
BLDG #04	424	2684471980	OK	67510	110	install echostream transmitter
BLDG #04	425	2684472289	OK	104640	30	install echostream transmitter
BLDG #04	426	2684471803	B	122150	140	install echostream transmitter
BLDG #04	429	2684471436	OK	85090	360	install echostream transmitter
BLDG #04	432	2685060344	OK	172310	1530	install echostream transmitter
BLDG #04	442	2684471824	OK	131580	480	install echostream transmitter
BLDG #04	446	2684472309	OK	99610	150	install echostream transmitter
BLDG #04	448	2684471435	OK	139610	950	install echostream transmitter
BLDG #06	602	2685033495	OK	142820	860	install echostream transmitter
BLDG #06	603	2684471421	OK	76780	30	install echostream transmitter
BLDG #06	604	2684471834	B I	158720	0	install echostream transmitter
BLDG #06	624	2684471820	OK	180020	430	install echostream transmitter
BLDG #07	701	2684471424	OK	110230	970	install echostream transmitter
BLDG #07	702	2684471203	OK	138340	700	install echostream transmitter
BLDG #07	703	2684472024	OK	28850	170	install echostream transmitter
BLDG #07	704	2684471849	OK	133670	990	install echostream transmitter
BLDG #07	706	2684471852	OK	90800	730	install echostream transmitter
BLDG #07	708	2684733948	OK	84490	1920	install echostream transmitter

BLDG #07	721	2684471821	OK	122130	1690	install echostream transmitter
BLDG #07	723	2684471978	OK	69150	250	install echostream transmitter
BLDG #07	724	2684471833	OK	123790	300	install echostream transmitter
BLDG #07	726	2684733959	T	43780	280	install echostream transmitter
BLDG #07	727	2684471232	B I	101390	0	install echostream transmitter
BLDG #07	728	2685061410	OK	88120	470	install echostream transmitter
BLDG #07	741	2684471185	OK	139600	490	install echostream transmitter
BLDG #07	742	2684471809	OK	122940	840	install echostream transmitter
BLDG #07	743	2684472028	OK	26670	1240	install echostream transmitter
BLDG #07	744	2684471283	OK	61610	460	install echostream transmitter
BLDG #07	747	2684471807	OK	126270	1370	install echostream transmitter
BLDG #07	748	2684471840	OK	139450	220	install echostream transmitter
BLDG #08	801	2684471251	OK	121710	300	install echostream transmitter
BLDG #08	805	2684471227	OK	114810	860	install echostream transmitter
BLDG #08	806	2684471173	OK	124980	550	install echostream transmitter
BLDG #08	807	2684471237	B I	99250	0	install echostream transmitter
BLDG #08	808	2684471805	OK	180010	750	install echostream transmitter
BLDG #08	821	2684471234	B I	111860	0	install echostream transmitter
BLDG #08	823	2685334688	OK	131540	170	install echostream transmitter
BLDG #08	824	2684471446	B I	240520	0	install echostream transmitter
BLDG #08	841	2684471223	B I	93200	0	install echostream transmitter
BLDG #08	844	2684471197	B	31960	790	install echostream transmitter
BLDG #08	845	2684471236	B	133250	850	install echostream transmitter
BLDG #08	846	2684733974	OK	156680	1370	install echostream transmitter
BLDG #08	847	2684471448	OK	107450	830	install echostream transmitter
BLDG #08	848	2684472057	OK	115450	520	install echostream transmitter
BLDG #09	901	2684471826	OK	185340	1180	install echostream transmitter
BLDG #09	903	2684471161	OK	81340	80	install echostream transmitter
BLDG #09	904	2684471814	OK	125300	540	install echostream transmitter
BLDG #09	907	2685022479	T I	88160	330	install echostream transmitter
BLDG #09	908	2684472039	OK	47350	520	install echostream transmitter
BLDG #09	910	2684471218	OK	108490	1020	install echostream transmitter
BLDG #09	911	2685081546	OK	59190	240	install echostream transmitter
BLDG #09	912	2684471195	OK	263420	340	install echostream transmitter
BLDG #09	922	2684471858	OK	107150	430	install echostream transmitter
BLDG #09	924	2684471813	OK	36504020	930	install echostream transmitter
BLDG #09	926	2685334675	OK	202280	1220	install echostream transmitter
BLDG #09	928	2684471290	OK	127900	160	install echostream transmitter
BLDG #09	931	2684470960	OK	75060	0	install echostream transmitter
BLDG #09	932	2685591789	OK	84740	820	install echostream transmitter
BLDG #09	943	2684471314	OK	116100	150	install echostream transmitter
BLDG #09	945	2684471842	OK	102930	740	install echostream transmitter
BLDG #10	1002	2685334687	OK	141700	840	install echostream transmitter
BLDG #10	1021	2684471202	OK	195820	920	install echostream transmitter
BLDG #10	1023	2685206100	OK	155960	1870	install echostream transmitter
BLDG #10	1024	2685081537	OK	131690	660	install echostream transmitter
BLDG #11	1101	2684471193	OK	109320	990	install echostream transmitter



BLDG #11	1102	2684471198	B	76250	130	install echostream transmitter
BLDG #11	1103	2684472049	OK	58130	320	install echostream transmitter
BLDG #11	1105	2685022476	OK	71660	330	install echostream transmitter
BLDG #11	1107	2685081541	B I	83450	0	install echostream transmitter
BLDG #11	1123	2685081540	OK	67470	1470	install echostream transmitter
BLDG #11	1125	2684471196	B	128510	1000	install echostream transmitter
BLDG #11	1126	2685022465	OK	54700	320	install echostream transmitter
BLDG #11	1127	2684471199	B T I	160310	0	install echostream transmitter
BLDG #11	1128	2684471303	B I	67670	0	install echostream transmitter
BLDG #11	1142	2684470957	OK	116650	700	install echostream transmitter
BLDG #11	1145	2684471315	OK	163850	950	install echostream transmitter
BLDG #12	1202	2684471294	OK	128130	2370	install echostream transmitter
BLDG #12	1203	2684471328	OK	143270	650	install echostream transmitter
BLDG #12	1204	2684471242	OK	172470	1010	install echostream transmitter
BLDG #12	1222	2684471817	OK	165080	1780	install echostream transmitter
BLDG #14	1405	2684471831	B I	152830	0	install echostream transmitter
BLDG #14	1410	2684471176	OK	74850	390	install echostream transmitter
BLDG #14	1412	2684471848	B I	118540	0	install echostream transmitter
BLDG #14	1421	2684471228	OK	78030	1070	install echostream transmitter
BLDG #14	1423	2684472007	OK	159000	580	install echostream transmitter
BLDG #14	1424	2684471309	B	36680	250	install echostream transmitter
BLDG #14	1425	2684471926	OK	160290	950	install echostream transmitter
BLDG #14	1426	2684471925	OK	120240	1040	install echostream transmitter
BLDG #14	1428	2684471279	OK	245530	50	install echostream transmitter
BLDG #14	1431	2684471285	OK	85370	170	install echostream transmitter
BLDG #14	1432	2684471245	OK	92090	500	install echostream transmitter
BLDG #14	1441	2684471289	B I	147650	0	install echostream transmitter
BLDG #14	1442	2684471893	OK	129660	920	install echostream transmitter
BLDG #14	1444	2684471837	OK	104700	580	install echostream transmitter
BLDG #14	1445	2684471264	OK	143670	640	install echostream transmitter
BLDG #14	1445	2684471264	OK	108870	550	install echostream transmitter
Product used	Qty	Comments				
Meters						
Transmitters						
Remote Readers						
Read Switch						
Batteries						
Other						
Other						
Other						