



Control Number: 45522



Item Number: 980

Addendum StartPage: 0

45522

July 27, 2016

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

RE: Request for Approval to Change Billing Method

Alesio Urban Center
385 Las Colinas Blvd E, Irving, TX 75039
Registration No. S0227

RECEIVED
2016 AUG -2 AM 11:43
PUBLIC UTILITY COMMISSION
FILED CLERK

Dear Ms. Tammy Benter:

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

Over the past several months, the submeter system has started to malfunction requiring that the property incur ongoing repair and replacement costs above and beyond normal wear and tear. The cost to replace/upgrade the entire system is **\$34,183.00**. 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,



Sabrina Patterson
Senior Counsel

980

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="Alesio Urban Center"/>	Property	<input type="text" value="Ross Nussle"/>	<input type="text" value="Mike Newton"/>
Address	<input type="text" value="385 Las Colinas Blvd E"/>	Phone #	<input type="text" value="972-402-0400"/>	<input type="text" value="Account Manager"/>
City	<input type="text" value="Irving"/>	Email	<input type="text" value="alesiomgr@lincolnaps.com"/>	<input type="text" value="Karly Becker"/>
State	<input type="text" value="TX"/>	Regional	<input type="text" value="Amber Diebold"/>	<input type="text" value="Billing Manager"/>
Zip Code	<input type="text" value="75039"/>	Email	<input type="text" value="Adiebold@lpsi.com"/>	<input type="text" value="PFR Manager"/>
		Portfolio	<input type="text" value="Lincoln Property Co"/>	

System Information

Meter Type	<input type="text" value="MM FAM 1/10"/>	CML/Gateway Working Property	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Replacement Meter	<input "="" 3="" 4="" nextcentury"="" type="text" value="180402 -- 5/8" x=""/>			
Communications	<input type="text" value="SpeedRead 451 5125MHz"/>			
Modem	<input type="text" value="myspeednet.com"/>			

RETAIL Units	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Cold H2o	<input type="checkbox"/>
Manual Read System	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Hot H2o	<input checked="" type="checkbox"/>
Installed by Conservice	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Hot H2o Allocation	<input type="checkbox"/>
Under Warranty	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Electric	<input type="checkbox"/>
Under Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Thermostat	<input type="checkbox"/>

Total UNITS	908
Total SUBMETERS	908
Submeters Operating	602
Submeter ISSUES	306
Operating Level	66%

Parts Pricing as Required for Service

	Qty	Each	Total		Qty	Each	Total		Qty	Each	Total
Meter	136	\$40 00	\$5,440 00	S Remote Reader			\$0 00	120102 SP MTU	169	\$87 00	\$14,703 00
Battery			\$0 00	D Remote Reader			\$0 00	DP MTU			\$0 00
Repeater			\$0 00	Reed Switch			\$0 00	CML/Gateway			\$0 00

Service Estimate

LABOR	<input type="text" value="156"/>	<input type="text" value="\$90 00"/>	<input type="text" value="\$14,040 00"/>	LABOR/TRAVEL
TRAVEL	<input type="text" value="0"/>	<input type="text" value="\$0 00"/>		
OVERNIGHT	<input type="text" value="0"/>	<input type="text" value="\$0 00"/>	<input type="text" value="\$20,143 00"/>	PARTS/MATERIALS LISTED ABOVE
			<input type="text" value="\$34,183.00"/>	TOTAL

PLEASE SEE COMMENTS SECTION ON PAGE 2.

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