



Control Number: 46908



Item Number: 521

Addendum StartPage: 0

August 16, 2017

46908

Public Utility Commission  
Central Records  
Attn: Ms. Tammy Benter  
1701 N. Congress Avenue, P.O. Box 13326  
Austin, TX 78711-3326

RECEIVED  
2017 AUG 21 AM 9:24  
PUBLIC UTILITY COMMISSION  
FILING CLERK

RE: Request for Approval to Change Billing Method

**Carrington Park at Gulf Pointe**  
11666 Gulf Pointe Dr  
Houston, TX 77089  
Registration No. 5411

Dear Ms. Benter:

Our company serves as the utility billing provider for the above-referenced property ("Carrington Park at Gulf Pointe"), 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 Stonegate meets the good cause requirements outlined in the Code, and we respectfully ask that the PUC approve this request.

Recently, the submeter system has begun malfunctioning; requiring that the property incurs ongoing repair and replacement costs above and beyond normal wear and tear. Given the current state of the submetering system, the property will incur costs of \$2,466.00 to replace the current submeters, and it is likely that further submeters will fail and need to be replaced/upgraded. Attached is the proposal for repair. The property does not anticipate having the capital resources required to make these and future repairs, and respectfully request that they be allowed to bill through allocative methods.

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

Very truly yours,

Raj Pathak  
9950 Scripps Lake Dr St 101  
San Diego, CA 92131  
Spathak@conservice.com  
(435) 792-9226

521

# CONSERVICE®

The Utility Experts™

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

ID #29164  
Rev1  
Carrington Park at Gulf Pointe  
cn76

Contact:

Ashley Sorensen

(435)750-2055

asorensen@conservice.com

7/12/2017

## Please Note:

There are around 7 units that are sending reads every other day or every 2 days. This PFR proposes additional repeaters to increase the signal strength to the property. After installing the repeaters, we will check the units again to verify that they are sending reads. A follow up proposal will be created if any of the units still have trouble sending reads.

## Submetering System Status

Bldg	Unit	Utility	Read Date	Last Read	Usage	Issue	Issue Note	Replaced	Tech Notes
TBD	TBD					Replace/Install Repeater	Install repeater if needed. Possible location would be fire control bldg #8 to increase signal strength		
TBD	TBD					Replace/Install Repeater	Note new location and ID		
TBD	TBD					Replace/Install Repeater	Note new location and ID		
TBD	TBD					Replace/Install Repeater	Note new location and ID		
TBD	TBD					Replace/Install Repeater	Note new location and ID		
TBD	TBD					Replace/Install Repeater	Note new location and ID		
TBD	TBD					Replace/Install Repeater	Note new location and ID		
	08102	Water	7/10/2017	589740	11830	High Consumption	Assess meter and replace if needed		
	10109	Water	7/10/2017	393610	90	Low Consumption	Assess meter and replace if needed		

Property Code: 

## Contact:

Ashley Sorensen
(435)750-2055
asorensen@conservice.com

# CONSERVICE®

## The Utility Experts™

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

ID # Date 

### 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	Carrington Park at Gulf Pointe	Property	Shauna Gresham	Ami Clay
Address	11666 Gulf Pointe Dr	Phone #	281-484-5600	Account Manager
City	Houston	Email	carringtonpark@fogelman-properties.com	Zach Larsen
State	TX	Regional	Kylie Childress	Billing Manager
Zip Code	77069	Email	kchildress@fogelman-properties.com	
		Portfolio	Fogelman Properties	

#### System Information

Meter Type	MM FAM (1/10)	Repeaters	4
Replacement	180402 -- 5/8" x 3/4" NextCentury 1/10 P	Repeater Issues	1
Meter Location	HVAC closets		
Utility	Water (Full Capture)	Total UNITS	258
System Type	Tapwatch 3	SUBMETERS	258
Communications	Echostream E1501	ISSUES	2
Modem/ID/Code	281-484-0893	Operating Level	99%
Frequency	NA		
Collector Location	Phone room near fitness room		

Unit #'s and details of work are listed on Page Two Tab at the bottom of this work sheet/screen

#### Parts Pricing as Required for Service

Item Type	Part number	Item Description	Qty	Each	Total
Water Meter	180402	180402 -- 5/8" x 3/4" NextCentury 1/10 Poly USG Cold (H	2	\$40 00	\$80 00
Electronics	120306	120306 -- Repeater EN5040-T Echostream w/back-up bat	7	\$238 00	\$1,666 00

#### Install / Repair Estimate

LABOR HOURS	8	\$720 00	LABOR/TRAVEL
TRAVEL HOURS	0	\$1,746 00	PARTS/MATERIALS LISTED ABOVE
OVERNIGHT CHARGE	0		
		\$2,466 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, as well as any applicable sales tax. You acknowledge that you are authorized to sign this proposal on behalf of your company

Please email Conservice at [meters@conservice.com](mailto: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](mailto: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



## Registration of Submetered OR Allocated Utility Service S5441

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

Date: 08/17/2017

By: Raj Pathak

Docket No. 46908

(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 | G I VIII CPGP LP

Mailing Address: | 220 E 42nd Street | City | New York | State | NY | Zip | 10017-5806

Telephone# (AC) | (281) 484-5600

Fax # (if applicable) |

E-mail | Rlavinghouse@monogramres.com

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

Name | Carrington Park at Gulf Pointe

Mailing Address: | 11666 Gulf Pointe Dr. | City | Houston | State | TX | Zip | 77089

Telephone# (AC) | (281) 484-5600

Fax # (if applicable) |

E-mail | c/o legal@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 Houston

Date submetered or allocated billing begins (or began) | 08/18/2017 | 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

## 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.	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"/> <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.	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.