



Control Number: 47191



Item Number: 1268

Addendum StartPage: 0

November 26, 2018

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

47191

RE: Request for Approval to Change Billing Method

The Bridges on Eldridge
2250 Eldridge Pkwy
Houston, TX 77077
Registration No. S7493

RECEIVED
2018 NOV 30 AM 9:01
PUBLIC UTILITY COMMISSION
FILING CLERK

Dear Ms. Benter:

Our company serves as the utility billing provider for the above-referenced property ("The Bridges on Eldridge"), 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 The Bridges on Eldridge 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 **\$16,875.00** to replace the current submeters, and it is likely that further submeters will fail and need to be replaced or 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

1268

1000

Property Code:

mq02

CONSERVICE®

The Utility Experts

ID #

36398

Contact:

Christopher Ellis
435-750-8375
christopherellis@conservice.com

Date

4/23/2018

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

The Bridges on Eldridge

Address

2250 Eldridge Pkwy

City

Houston

State

TX

Zip Code

77077

Property

Carolyn Grimm

Phone #

281-752-8626

Email

eldridgecmr@pinnacleliving.com

Regional

Email

Portfolio

Pinnacle - Strata

Jason Eshraghi

Account Manager

Sam Stimpson

Billing Manager

Shayla Stapley

Client Manager

System Information

Meter Type

Meter is Sensus SR II with touchpad

Replacement

NA

Meter Location

NA

Utility

Water (Full Capture)

System Type

Manual

Communications

NA

Modem/ID/Code

NA

Frequency

NA

Collector Location

NA

Repeaters

NA

Repeater Issues

NA

Total UNITS

270

SUBMETERS

270

ISSUES

NA

Operating Level

NA

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

Install / Repair Estimate

LABOR

135

\$16,875.00

LABOR/TRAVEL

\$0.00

PARTS/MATERIALS LISTED ABOVE

\$16,875.00

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. Sales tax will be included on the final invoice if applicable

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min

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 eters@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 eters@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 S7493

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

Date: 11/26/2018

By: Legal

Docket No.

(this number to be assigned by the PUC after your form is filed)

47191

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

Name | Strata Marquis LLC

Mailing Address: | 1999 Bryant St Ste 900 | City | Dallas | State | TX | Zip | 75201

Telephone# (AC) | (281) 752-8626 | Fax # (if applicable) |

E-mail | eldridgemgr@pinnacleliving.com

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

Name | The Bridges on Eldridge

Mailing Address: | 2250 Eldridge Pkwy | City | Houston | State | TX | Zip | 77077

Telephone# (AC) | (281) 752-8626 | 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) | 12/01/2018 | 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.

<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.
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<input checked="" type="checkbox"/>	Ratio occupancy method:	Number of Occupants	Number of Occupants for Billing Purposes
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.		1	1.0
		2	1.6
		3	2.2
		>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/>	Estimated occupancy method:	Number of Bedrooms	Number of Occupants for Billing Purposes
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.		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.	