



Control Number: 48934



Item Number: 180

Addendum StartPage: 0

48934

February 4, 2019

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

RECEIVED
2019 FEB 12 AM 9:56
PUBLIC UTILITY COMMISSION
FILING CLERK

RE: Request for Approval to Change Billing Method

The Junction

109 West Ave
San Marcos, TX 78666
Registration No. S0764

Dear Ms. Benter:

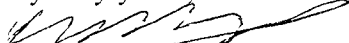
Our company serves as the utility billing provider for the above-referenced property ("The Junction"), upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas ("PUC") approve this property to transition 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 Junction 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 **\$11,695.00** to replace the current broken equipment, and it is likely that further equipment failure will occur 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

150

Property Code

rw63

CONSERVICE

The Utility Experts

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

ID #

combo upgrade

Date

2/4/2019

Warranty
Maint

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
Address
City
State
Zip Code

The Junction
109 West Ave
San Marcos
TX
78666

Property
Phone #
Email
Regional
Email
Portfolio

Briana Church
512-353-2234
bchurch@junctionsm.com
Jasmin Rivera
jrivera@campusadv.com
Campus Advantage

Gina Beardall
Account Manager
Jenna Pierce
Billing Manager
Zachary Gallup
Client Manager

System Information

Meter Type
Replacement
Meter Location
Utility
System Type
Communications
Modem/ID/Code
Frequency
Collector Location

5/8 Sensus Touchread
180402 - 3/4 Next Century
Full Capture Water
Sensus Touchread
Sensus Touchread pads

Repeaters	6
New Repeaters	7
Total UNITS	152
SUBMETERS	152
ISSUES	55
Operating Level	64%

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 " Next Century 1/10 Poly USG Cold IR	55	\$42.00	\$2,310.00
Electronics	120402	120402 -- RF Transceiver - Next Century	55	\$49.00	\$2,695.00
Electronics	120401	120401 -- RF Repeater - Next Century	7	\$170.00	\$1,190.00
Electronics	120405	120405 -- RF Cellular Gateway - Next Century	1	\$800.00	\$800.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00

Install / Repair Estimate

57

\$4,700.00

LABOR/TRAVEL

\$5,995.00

PARTS/MATERIALS LISTED ABOVE

\$11,695.00

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.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conserve or its technicians and not due to a preexisting condition, Conserve shall take responsibility for payment of the repairs.

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 Conserve at meters@conserve.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, Conserve must be notified at least two business days prior to service date via email at meters@conserve.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 notified, 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 S0764

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

Date: 02/04/2019

By: Legal

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 29SC RESERVE LP

Mailing Address: 1301 CAPITAL OF TEXAS HWY Ste B-340 City Austin State TX Zip 78746

Telephone# (AC) (512) 353-2234

Fax # (if applicable)

E-mail bchurch@junctionsm.com

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

Name The Junction

Mailing Address: 109 West Ave City San Marcos State TX Zip 78666

Telephone# (AC) (512) 353-2234

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 San Marcos

Date submetered or allocated billing begins (or began) 03/01/2019

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 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.	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"/> 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.	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

<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: • 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.
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<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.
<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.