



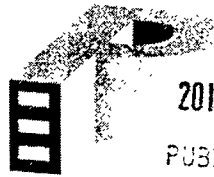
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PUBLIC UTILITY COMMISSION
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PARSA PROPERTIES, INC.
REAL ESTATE & CONSTRUCTION SERVICES

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June 14, 2019

Mr. Salando
Electric Utility Division
Public Utility Commission of Texas
Central Records
1701 N Congress, Suite 8-100
Austin, TX 78701

Dear Mr. Salando,

Heritage Park Apartments would like to request a change from currently sub-metered to allocated electric charges.

Heritage Park Apartments was built in 1969; located at 1543 Babcock Road, San Antonio, Texas – 131 units multi-family apartment community. Square footage ranges between 455 square feet and 1556 square feet. On February 22, 2019 Heritage Park met with CPS Energy-Christa Vasquez and a team of CPS field engineers along with Davila Electric. Our intent was to install individual meters to each apartment with their individual electric meter. CPS Energy relayed approximate cost of \$300,000.00 plus. Our second option was to repair/replace slow read and non-operable meters. Please see attached repair cost in the amount of \$83,185.00. It is a financial burden to Heritage Park Apartments. At this time some resident units are billed low dollars or zero dollars for usage. Expenses are crucial to our success.

Although we could replace the sub-meters in the apartment homes, it would be very expensive. We have learned the system is outdated and will not be supported much longer, and maintaining the meters is an ongoing expense. Most of the individual sub-meters must be replaced also. A copy of the bid to replace the sub meters is attached.

Please let me know if there are any questions or concerns.

Best Regards,

Mike Parsa
Managing Partner
Parsa Holdings, LLC

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March 11, 2019

Heritage Park Apartments – Electric Submetering

The purpose of this letter is to provide you with Hocutt's bid for Electric Submetering System at your 131-unit apartment project.

The total investment for the equipment and installation for 131 units is \$83,185.00 using a Leviton Flush Mount Mini Meter – 120/240V with applicable sales tax and shipping included. This investment will include the following hardware and labor:

<u>Hardware</u>	131 131 131 1 1 5	Single Phase – 120/240 self contained meters Current Sensors Transmitters RDL Receiver Repeaters
 <u>Labor/Materials</u>		 Installing meters and meter enclosures for each unit

The following areas will need to be provided by the property owner or their General Contractor:

- A. Access to each unit for installation by electrical panel.
- B. Access to internet in main phone room for RDL.
- C. 110v outlet in designated area on /in designated buildings

TERMS:

\$41,592.50 due up front ----- \$41,592.50 due upon completion

There is a 6- week lead-time needed for hardware from the time a signed agreement has been received by Hocutt, Inc.

We appreciate your interest and hope that we may be able to do business with you on this project and others in the future.

Sincerely,

Kevin Hammer
Hocutt, Inc.

Heritage Park Apartments

This bid is effective until December 1, 2019*** Hocutt will need the exact building and unit numbering per this project prior to the manufacturing and shipment of the system components to the site. This should be submitted no later than the plumbing rough in of your first building