



Control Number: 50431



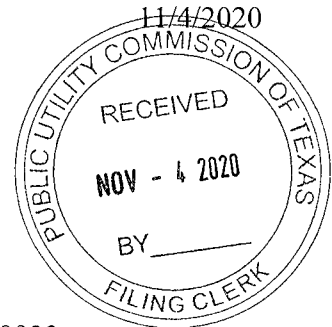
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Dkt 50431

# CONSERVICE® The Utility Experts

Public Utility Commission  
Central Records  
Attn: Cliff Crouch, Manager – Licensing and Compliance  
1701 N. Congress Avenue, P.O Box 13326  
Austin, TX 78711-3326



RE: Request for Approval to Change Billing Method at The Alista S8833

Dear Mr. Crouch:

Our company, Conservice LLC, serves as the utility billing provider for The Alista, 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 its registered status as submetered to allocated billing. It appears that the PUC website is showing The Alista already registered as Allocated from a May 2020 registration, and we also found a registration from January 2019 for Allocation on the PUC Interchange, but out of an abundance of caution we wanted to submit this request.

We understand that Texas Water Code section § 13.502 permits the owner to switch from submetered to allocated billing upon a showing of good cause and approval by the PUC. The ownership of The Alista has no record of ever being submetered and has not been able to identify existing submetering equipment at the property. Because The Alista would have to commission an entirely new submetering system which would incur a significant cost, work order with estimate is attached, and the property does not anticipate having the capital resources required to make these and future repairs, they respectfully request that they be allowed to bill tenants through allocative methods.

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

Sincerely,

Bret R. James  
Legal Counsel – Conservice  
750 South Gateway Drive  
River Heights, UT 84321  
435-750-5402  
bretjames@conservice.com

service@conservice.com  
750 S. Gateway Drive River Heights, UT 84321  
conservice.com

1120

Property Code: 

# CONSERVICE<sup>®</sup>

## The Utility Experts<sup>™</sup>

PO Box 4647  
Logan, UT 84323  
Phone 855-737-7710 Fax 435-755-3759ID # Date Contact:   
  

### 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 Portfolio 

#### System Information

Utility   
System Type   
Collector Location Repeaters   
Repeater Issues 

Total UNITS	333
SUBMETERS	0
ISSUES	333
Operating Level	0%

#### Parts Pricing as Required for Service

Item Type	Part number	Item Description	Qty	Each	Total
Electronics	120401	120401 -- RF Repeater - Next Century	13	\$238 00	\$3,094 00
Electronics	120402	120402 -- RF Transceiver - Next Century	333	\$49 00	\$16,317.00
Electronics	120405	120405 -- RF/ Cellular Gateway - Next Century	1	\$1,400 00	\$1,400 00
Water Meter	180402	180402 -- 5/8" x 3/4" Next Century Water Sub-Meter	333	\$42 00	\$13,986 00
				\$0 00	\$0 00
				\$0 00	\$0 00
				\$0 00	\$0 00

#### Install / Repair Estimate

LABOR	<input type="text" value="219"/>	<input type="text" value="\$27,375 00"/>	LABOR/TRAVEL
		<input type="text" value="\$34,797 00"/>	PARTS/MATERIALS LISTED ABOVE
		<input type="text" value="\$62,172 00"/>	TOTAL

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 Conservice or its technicians and not due to a preexisting condition, Conservice 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 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
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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 S8833

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

Date: \_\_\_\_\_

By: Legal

Docket No. 50431

(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 Alista Owner LLC (Anthony P Jaffee sole member)

Mailing Address: 100 Innovation Dr STE 200 City Irvine State CA Zip 92617

Telephone# (AC) (214) 349-0611

Fax # (if applicable) \_\_\_\_\_

E-mail Beth.Aguilar@bhmanagement.com

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

Name The Alista

Mailing Address: 10028 Royal Ln City Dallas State TX Zip 75238

Telephone# (AC) (214) 349-0611

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 Dallas TX

Date submetered or allocated billing begins (or began) 01/31/2020 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"/>	<b>Occupancy method:</b> 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"/>	<b>Ratio occupancy method:</b>		<b>Number of Occupants for Billing Purposes</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.	<b>Number of Occupants</b>	
		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>		<b>Number of Occupants for Billing Purposes</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.	<b>Number of Bedrooms</b>	
		0 (Efficiency)	1
		1	1.6
		2	2.8
		3	4.0
		>3	4.0 + 1.2 for each additional bedroom

<input type="checkbox"/> <b>Occupancy and size of rental unit</b>	<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"> <li>• the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR</li> <li>• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.</li> </ul>		

<input type="checkbox"/>	<b>Submetered hot water:</b>
	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"/>	<b>Submetered cold water is used to allocate charges for hot water provided through a central system:</b>
	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"/>	<b>As outlined in the condominium contract. Describe:</b>

<input type="checkbox"/>	<b>Size of manufactured home rental space:</b>
	The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
<input type="checkbox"/>	<b>Size of the rented space in a multi-use facility:</b>
	The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.