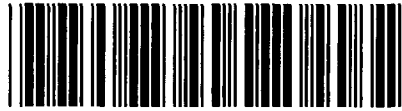


Control Number: 50431



Item Number: 435

Addendum StartPage: 0

RECEIVED
2020 MAY -7 AM 9:14
PUBLIC UTILITY COMMISSION
FILING CLERK

3000 South IH 35 Suite 300
Austin, TX 78704
Tel: 512-447-2026
Fax: 512-447-0288
www.foundcom.org

Public Utility Commission of Texas
Central Records
1701 N. Congress PO BOX 13326
Austin, TX 78711-3326

50431

May 4, 2020

Dear Mr. Crouch,

I am respectfully requesting that Southwest Trails Apartments located at 8405 Old Bee Caves Rd. Austin, TX 78735 be allowed to change the tenant's billing method from submetered billing to allocated billing. There is good cause for this request as Southwest Trails uses an Aclara submeter system, and the manufacturer will no longer support it.

Aclara is no longer manufacturing an indoor data collector, and the existing system at Southwest Trails is no longer compatible. If Southwest Trails requires maintenance to the current system, it will no longer be possible without changing out or upgrading all components. Currently there are 16 inactive transmitters and 6 non-incrementing meters, but was recommended to upgrade the entire system due to the age of the system.

The current Transmitters being used are R302-G/Aclara 7150-R Single Port MTU, Indoor Standard Pulse (Aclara (Star Network) INDOOR 5017150.

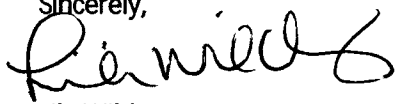
The current Meters being used are M105-P/MTW Poly Infinity SM15P, 5/8" x 3/4 x 4.5", Cold water meter 1:5, Standard Pulse/ Gallon.

It was recommend that Southwest Trails Apartments upgrade the transmitter, data collector, meters, and repeaters for \$40,384.11. The bid is included with this letter.

The cost to upgrade this system is not feasible for Southwest Trails; therefore, I hope you find it a reasonable request to change the tenant's billing method from submetered billing to allocated billing.

1135

Sincerely,

A handwritten signature in black ink, appearing to read "Lila Wilds", written over the word "Sincerely,".

Lila Wilds

District Manager

Foundation Communities

512-735-1605

www.foundcom.org

RealPage Submeter Maintenance Proposal

Tuesday, April 7, 2020

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PROPERTY INFORMATION

Property Southwest Trails (16680)

Units 160

Portfolio Foundation Communities (2037)

MAP No

Address 8405 OLD BEE CAVES RD, AUSTIN, TX 78735

To authorize, please sign this RealPage Submeter Maintenance Proposal and send it via email to Submeter@RealPage.com OR fax it to (949) 250-6397. Terms and Conditions are included on the last page.

RealPage Submeter completed a quality check on your submetering system and identified some issues that need inspection and/or repair. These units may receive estimated, rather than actual, usage bills until the issues are resolved.

Please refer to the following pages for a detailed list of issues, service addresses and customer names.

PROPOSAL SUMMARY

Issue	Materials	Labor	Combined	Quantity	Total
New Transmitter	\$12,806.40	\$5,400.00	\$18,206.40	1	\$18,206.40
Upgrade Data Collector	\$1,653.00	\$270.00	\$1,923.00	1	\$1,923.00
Upgrade Meter	\$10,400.00	\$5,400.00	\$15,800.00	1	\$15,800.00
Upgrade Repeaters	\$339.30	\$540.00	\$879.30	1	\$879.30
Subtotal					\$36,808.70
Shipping					\$525.23
Estimated Tax					\$3,050.18
Estimated Total					\$40,384.11
Work Start Date: To Be Determined			Work Stop Date: To Be Determined		

Proposal for full upgrade to Tehama Max Range with meters.

- Internet connection required
- Property opens doors at a rate of 4 doors per hour
- Any significant delays can be billed at \$147 per hour.
- Meters need to be accessible without obstructions. If use of ladder or crawling is required to access meter price may increase.
- Shut off valves are properties responsibility; technician may ask maintenance onsite to turn water off and on in the units.

Proposal Date

RealPage Submeter Owner

Approval

4/7/2020

Bryan Hunter

Phone: (800) 254-9710

Fax: (949) 250-6397

mail: Submeter@RealPage.com

Service Address	Resident	Service	Issue Type	Manufacturer
New Transmitter				

RealPage Submeter Maintenance Proposal

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<i>Transmitter</i>		<u>Current System Information</u>		160	<u>Parts Specified for This Work Order</u>
		R302-G / Aclara 7150-R Single Port MTU, Indoor Standard Pulse (Aclara (Star Network) INDOOR 5017150 R SINGLE PORT MTU Reed)			R317-F / Tehama MAX RANGE Singe Pulse Basic MDT Transmitter, Standard Pulses
	Service Address	Resident	Service	Issue Type	Manufacturer

Property

Upgrade Property

Parts Specified for This Work Order

1 R317-L / Tehama MAX RANGE Diversity Repeater incl. 5V DC,
1 amp power supply

	Service Address	Resident	Service	Issue Type	Manufacturer
--	-----------------	----------	---------	------------	--------------

Property

Upgrade Property

<i>Meter</i>		<u>Current System Information</u>		160	<u>Parts Specified for This Work Order</u>
		M105-P / MTW Poly Infinity SM15P, 5/8" x 3/4" x 4.5", Cold Water Meter 1:5, Standard Pulse/Gallon (Must order 2 couplings separately.)			M105-P / MTW Poly Infinity SM15P, 5/8" x 3/4" x 4.5", Cold Water Meter 1:5, Standard Pulse/Gallon (Must order 2 couplings separately.)
	Service Address	Resident	Service	Issue Type	Manufacturer

Property

Upgrade Property

<u>Current System Information</u>			<u>Parts Specified for This Work Order</u>
Data Collector R301-F / Aclara DCU II Outdoor, with Ethernet installation kit and AC power Capacity (1000 units max)		1	R317-N / Tehama MAX RANGE Diversity DCAP, Highconnection and

Invoicing will be on a parts & labor basis according to the fee schedule in this 'Not to Exceed' proposal. RealPage Submeter warrants repairs for one (1) year. This includes any labor performed & all equipment that is repaired/replaced at time of service.

The Do Not Exceed proposal is based on properties in normal condition. Circumstances that would require significant extra labor -- such as corroded piping, brittle piping, buried meters, equipment in tight crawl spaces, equipment behind dry wall, etc... -- can result in a need to re-price the service. RealPage Submeter commits to communicate any nonnormal conditions as soon as possible after identification.

RealPage Submeter will contact you to schedule a date and time for a Field Technician to repair these issues. Prior to the visit, RealPage Submeter will provide you with a list of units to be serviced. The property will be responsible for notifying residents/tenants and having keys ready. A Post-Visit Report documenting the repairs will be sent after completion of the service. If access is not granted to any designated units during the scheduled visit, a return visit may be required and will be subject to the Surcharge/Travel Fee of \$350 for all visits.

DEFINITIONS

Meter Non-Incrementing

- Definition:

The transmitter has sent data, but there has been zero meter usage reported for the past 30 days or more. The zero usage may be valid (unit is not occupied, residents were traveling, or the utility is only used during part of the year) or it may be a hardware problem (examples include sediment in a water meter or the connection to the transmitter is not correct).

RealPage Submeter

Maintenance Proposal

Tuesday, April 7, 2020

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- Normal Solution(s):

The most common resolution is to replace the meter or the probe (connection between transmitter and meter) or to reconnect the wires. **Transmitter Inactive - Definition:**

A transmitter has not reported (sent data) for a period of at least 12 days or more. If a property is manually read, then the period is 60 days or more. Conditions that may cause an inactive flag include dead transmitter, expired battery, bad phone line, inclement weather, radio interference, and vegetation growth. **- Normal Solution(s):**

While other scenarios are possible, it is often necessary to replace the battery (if possible) or the entire transmitter.

Transmitter Low Battery - Definition:

For those systems with the capability, transmitters are flagged several weeks in advance when the batteries are weak and nearing the end of their useful life.

- Normal Solution(s):

Replace the battery in the transmitter.

High Usage

- Definition:

While the threshold can vary from property to property and between utility services (water, gas, electric), this flag occurs when usage increases by a significant amount (such as 50%) versus the unit's prior daily average (over the past 3 months). While high usage is often valid (excessive consumption or large number of residents per unit), potential problems include a faulty transmitter or a leak in the unit. **- Normal Solution(s):**

While there are rare occasions when it is necessary to replace a transmitter or the meter, the typical solution is to test the usage (such as a bucket test for water meters) and provide the analysis to the resident / tenant. **Low Usage**

- Definition:

Meters with this flag have exceptionally low usage. While there may not be an issue with the meter, it is recommended that the property manager confirm that the unit was occupied for the entire period. If occupied, then there may be a problem with the meter or the resident / tenant may not consume much of the utility.

- Normal Solution(s):

If not due to low usage, then it may be necessary to validate that the meter factor is correct or replace a faulty meter. **Vacant Usage - Definition:**

Units that are known to be vacant but display usage above a certain threshold are flagged for this issue. This threshold varies.

- Normal Solution(s):

If the property or maintenance staff cannot identify the underlying issue, such as a leak or the unit was really occupied, then the meter should be inspected to determine if it needs to be replaced.

TERMS AND CONDITIONS

Terms of Sale

These terms of sale ("Agreement") shall govern the sale of the meters purchased herein and any maintenance services for the meters to be provided by NWP Services Corporation ("Company"). A purchaser, contractor, subcontractor, owner, manager, agent for such, or their successors or assigns (collectively, the "Purchaser") shall be bound by this Agreement.

Limitation of Liability

RealPage Submeter

Maintenance Proposal

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COMPANY SHALL HAVE NO LIABILITY TO THE PURCHASER OF THE METERS OR MAINTENANCE SERVICES PROVIDED BY COMPANY FOR INCIDENTAL, CONSEQUENTIAL, EXEMPLARY, SPECIAL, INDIRECT, INCIDENTAL OR PUNITIVE DAMAGES, (INCLUDING WITHOUT LIMITATION LOSS OF REVENUE, UTILITY COST RECOUPMENT, OR PROFITS), FROM ALL CAUSES OF ACTION OF ANY KIND, INCLUDING CONTRACT, TORT OR OTHERWISE, EVEN IF PURCHASER HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL COMPANY'S AGGREGATE LIABILITY UNDER THIS PURCHASE ORDER EXCEED THE AMOUNT ACTUALLY RECEIVED BY COMPANY PURSUANT TO THIS PURCHASE ORDER.

Company Warranties

COMPANY PROVIDES NO WRITTEN OR ORAL WARRANTIES WHATSOEVER. COMPANY MAKES NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE PURCHASED SERVICES OR METERS. COMPANY HEREBY SPECIFICALLY DISCLAIMS ANY OTHER REPRESENTATIONS AND WARRANTIES, INCLUDING BUT NOT LIMITED TO IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE FOR THE METERS OR ANY MAINTENANCE SERVICES TO BE PROVIDED BY COMPANY.

Construction

The parties agree that this Agreement was fully negotiated by and between the parties and, therefore, no part of this Agreement shall be interpreted against the party that drafted it.

Confidentiality

Confidentiality: Each of the parties agree to keep the terms of this Agreement confidential and shall not disclose such terms to any other party except on a need-to-know basis in order to carry out the terms of this Agreement as may be required by law, or upon the express written consent of the other party.

Entire Agreement

This Agreement comprises the entire agreement between the parties regarding the subject matter hereof. All prior written and or oral agreements, including any proposals not set forth herein are hereby merged into this Agreement. This Agreement shall not be modified, amended or changed except by written instrument signed by authorized representatives of both parties and designated as an amendment.

Purchaser agrees that any legal action between Company and Purchaser shall be commenced only in Orange County, California which shall be the exclusive venue and forum.