



Control Number: 50431



Item Number: 739

Addendum StartPage: 0

CONSERVICE® The Utility Experts

6/22/2020
2020 JUN 24 PM 12:43
PUBLIC UTILITY COMMISSION
FILING CLERK 50431

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 Broadstone New Territory I/II S0687.

Dear Mr. Crouch:

Our company, Conservice LLC, serves as the utility billing provider for Broadstone New Territory, 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.

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. Broadstone New Territory is currently registered with TPUC as submetered, however Broadstone New Territory has no record of ever being submetered. We believe that the previous registration may have been a clerical error. Because Broadstone New Territory would have to commission an entirely new submetering system which would incur a significant cost 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

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Registration of Submetered OR Allocated

Utility Service

S0687

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

Date: 01/16/2020

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 **Broadstone I/II, LP**

Mailing Address: **1525 Locust St, Suite 1301** City **Philadelphia** State **PA** Zip **19102**

Telephone# (AC) **(281) 340-5555**

Fax # (if applicable)

E-mail **whernandez@allresco.com**

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

Name **Broadstone New Territory I/II**

Mailing Address: **5555 New Territory Blvd** City **Sugar Land** State **TX** Zip **77479**

Telephone# (AC) **(281) 340-5555**

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 Sugar Land TX**

Date submetered or allocated billing begins (or began) **01/01/2020** 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:

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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.
--------------------------	--

<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:
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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.	

<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.	



Registration of Submetered OR Allocated

Utility Service S0687

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☐ **All common areas and the irrigation system(s) are metered or submetered:**

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