



Control Number: 51856



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Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



SAP 6181 Co

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 25, 2013

Mr. Andrew Casey
Submeter Program Coordinator
OCIUS, LLC
651 W. Washington #200
Chicago, IL 60661

2013 MAR 26 PM 2:52
TCEQ
FBI

Re: Request for Approval to Change Billing Method for **the Haven at Blanco Apartments Not Registered**

Dear Ms. Patterson:

The requests submitted on behalf of **the Haven at Blanco Apartments Not Registered**, to change from submetered to allocated billing is approved. This approval is based on the facts stated in your letter dated **February 12, 2013**, sent via e-mail.

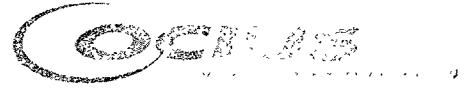
Please note: a tenant's billing method cannot be changed unless they have signed a new lease or a lease addendum, and have been issued a notice at least 35 days prior to implementation of the new billing method. Please reference §291.123(c). In the situation where a tenant has been provided proper notice but has not signed a new lease or lease addendum, the property is not authorized to bill them under the new billing method and must continue to bill them in accordance with their existing lease.

Please complete the TCEQ-10363 and TCEQ-10400 forms and send Via e-mail to debbie.reyes-tamayo@tceq.texas.gov. If you have any questions, please contact Debbie Reyes Tamayo at 512/239-4683.

Sincerely,

Tammy Benter, Manager
Utilities & Districts Section
Water Supply Division
Texas Commission on Environmental Quality

TB/DRT/om



2/12/2013

Mid America Apartments
The Haven at Blanco Apartments
15150 Blanco Road
San Antonio, TX 78232

Contracting Agent: Rebecca Wade

Re: Proposal - Wireless Water Submetering System Upgrade

Dear Ms.Wade:

Ocius is pleased to provide Mid America Apartments with a proposal to install Wireless Water Submetering Systems at The Haven at Blanco Apartments (436 units). Ocius is a leading provider of convergent billing services and has been providing utility submetering conversion services to clients across the country since 1999. In addition to our industry leading convergent billing that Mid America Apartments is using at all locations, we provide meter installation, meter system repair; ongoing meter maintenance and system upgrade programs at Lexington sites.

System Assessment

Based upon the system status at each property, we suggest upgrading the current water submetering system at The Haven at Blanco Apartments to an Aclara wireless meter reading system. The system upgrade would consist of each unit at the property having a wireless transmitter installed to each existing meter.

Scope of Services:

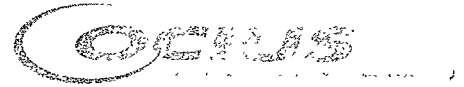
Ocius proposes to install, warranty and service, a wireless submeter system installing an Aclara wireless transmitter in each unit at the property. Ocius has been utilizing products Acalara for many years and knows their equipment to be reliable and accurate. The *Aclara* system has been specifically designed to eliminate the need for low-voltage wiring and can be read via a centralized computer, typically located in the management office. Ocius would be responsible for all aspects of the project and utilize qualified technicians as part of our nation-wide installation network to conduct the work. Once the project is complete and activated, Ocius would warranty the wireless read system and workmanship for a period of 1 year.

This proposal is based on the following general information and assumptions:

- The Haven at Blanco Apartments management will schedule, notice the appropriate residents (buildings) and provide access to all units, based on our installation schedule.
- The Haven at Blanco Apartments will provide a dedicated phone line for the central collector in a secured location (typically in the leasing office).

Ocius will be responsible for.

- Ocius will provide on-site a project manager and all installation technicians in order to canvass the property in the most efficient manner possible
- Ocius will provide all general and liability insurance with the property named as an additional insured.
- Ocius will enter each unit and install a new Aclara Radio-Frequency transmitter
- Ocius will install a centralized collector that stores the read information. The phone line for the system must have long distance call option because the collector calls out each night with the read information.
- Ocius will provide a "schedule of work" for the site.
- Ocius will verify all system wiring and signal continuity from meter to data collector.
- Ocius will perform a unit-by-unit system check and verify 100% system operability and produce a meter reading report to the property manager, upon completion of the project.
- There will be a \$100.00 trip charge and a \$30.00 per unit charge if Ocius has to return after last scheduled day of project to complete units that were not accessible during original schedule.



2/12/2013

Equipment to be supplied

- 1 – Aclara Central Collector*
- 436 – Aclara Wireless transmitters

Pricing

Ocius proposes to furnish the above described components **fully installed, and, activate a wireless radio-frequency submetering reading system** for The Haven at Blanco Apartments (436 units): **\$135.00/unit, \$58,860.00.**

This includes all material and technical support to implement the system. The price includes all delivery charges and taxes.

General Notes. The property will be required to obtain a radio license for the read system from the FCC. The cost is to be around \$750.00.

**If an additional collector is needed, the cost will be \$3,120.00. The additional collector would be needed if the initial collector is not receiving all the reads for the property. The second collector would also require an additional phone line as well (with long distance capabilities).*

We appreciate the opportunity to work with Mid America Apartments and look forward to developing our relationship at The Haven at Blanco Apartments. Please let us know if you have any questions regarding our proposal. We will follow up with you in the coming days.

Respectfully Submitted,
Ocius, LLC

Andrew Casey
Submeter Program Coordinator

ACCEPTANCE OF PROPOSAL & PAYMENT TERMS

The above prices and conditions are satisfactory and are hereby accepted. Upon execution you are authorized to furnish these materials as proposed. A 50% down payment will be paid with the contract with remaining balances due after installation.

Note: This proposal may be withdrawn if not accepted within 30 Days. Any variation in the assumptions on which this proposal is based that result in additional costs will become an extra charge over and above the amounts in this proposal. Ocius is not responsible for delays due to strikes, accidents, or delays beyond our control. A service charge of 1.5% per month will be added to any unpaid balance over thirty days past due. If collection is necessary, purchaser agrees to pay all collection expenses including Court costs and Attorneys fees.

Date _____ Accepted By Owner _____ Title _____

Date _____ Accepted By Ocius _____ Title _____



December 10, 2012

TCEQ
Utilities & Districts Section, MC-153
PO Box 13087
Austin, TX 78711-3087

MAA
6584 Poplar Ave
Memphis, TN 38138

REGISTRATION
DEC 18 2012
UTILITIES & DISTRICTS
SECTION

RE: Haven at Blanco Apartments
15150 Blanco Road, San Antonio, TX 78232

Dear Sir or Madam,

The purpose of this letter is to request permission for a change in billing method for Haven at Blanco Apartments from sub-metered billing to RUBs allocation. Included with this letter are the following:

- TCEQ Core Data Form
- TCEQ Registration Form
- A comparison between the average submetered charges and the estimated RUBs charges.

After recently acquiring this property, it was discovered that the previous software and submeter reading equipment was not left at the property. Our utility processing company does not have compatible software to read and process charges.

For any additional information please contact:

Rebecca Wade
901-435-5354
Rebecca.wade@maac.com

Thanks you for your time and attention to this matter.

Respectfully,

James Madlin
SVP, Director of Corporate Services
MAA