



Control Number: 51856



Item Number: 371

Buddy Garcia, Chairman

Larry R. Soward, Commissioner

Bryan W. Shaw, Ph.D., Commissioner

Glenn Shankle, Executive Director

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 5, 2008

Ms. Sherry Tsimpides
Colonial Properties Trust
2101 6th Avenue North, Suite 750
Birmingham, Alabama 35203
Fax: 205-986-6866

Re: Request for approval to change billing method
Colonial Village at Quarry Oaks, formerly known as Jefferson at Quarry Oaks
Registration No. S0168
CN: 602813362 RN: 101192193

Dear Ms. Tsimpides:

The request you submitted on behalf of Colonial Village at Quarry Oaks to change from submetered to allocated billing is approved. This approval is based on the facts stated in your May 6, 2008, letter. Please complete the attached forms and return them along with a copy of this letter. You may do so via facsimile at: 512/239-6190.

If you have any questions, please contact me at 512/239-6403, via e-mail at mtaunton@tceq.state.tx.us, or by fax at 512/239-6190.

Sincerely,

Margot Taunton

Margot Taunton, Program Specialist
Utilities & Districts Section
Water Supply Division

MT/mmg

Attachments (TCEQ-10363 and TCEQ-10400)

3 0168
RN 101192193
ON 602813262

May 6, 2008

Margot Taunton
Texas Commission on Environmental Quality
Water Supply Division, MC-153
P.O. Box 13087
Austin, TX 78711-3087

*Formerly
Jefferson at Quarry Oaks*

RE: Conversion from Submetering to Allocation at Colonial Village at Quarry Oaks

*6263 McNeil Dr.
Austin 78729*

Dear Margot Taunton:

The submetering system at Colonial Village at Quarry Oaks is an old submetering system in which each submeter is "hard wired" to remote read pads located through out the property. Employees and contractors of Colonial Village at Quarry Oaks have made diligent efforts to read the meters accurately without success.

The property has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. Attached is a proposal for the upgrade to a new wireless meter reading system. As you can see, the cost is significant. Consequently, Colonial Village at Quarry Oaks believes that good cause exists pursuant to Section 291.123(d) to change from submetered to allocated billing. The residents currently sign a Texas Apartment Association form lease which indicated that they will be responsible for water and wastewater and also sign a "Lease Addendum for Water/Wastewater Submeter Billing in Apartments" and receive the "Tenant Guide to Submetered Water or Wastewater Service". It is Colonial Village at Quarry Oaks's intent to provide existing residents 35-day notice of the new allocation and request their written approval of such modification following Section 291.123(c). This would typically only occur upon new leases and when existing tenants renew their lease.

Colonial Village at Quarry Oaks intends to use the following allocation system: deduct five (5%) of the water/wastewater bill to account for common area and allocate the remaining ninety-five (95%) back to the residents based on number of occupants in each unit per Section 291.124(e)(ii)(A)(ii). Irrigation is in use at the property and separately metered by the city, which will not be used in the allocation per Section 291.124(e)(iii).

Please provide written approval of the conversion to water allocation billing for Colonial Village at Quarry Oaks. If you have any questions, please do not hesitate to contact me.

Sincerely,

Sherry A. Tsimpides

Sherry Tsimpides
Colonial Properties Trust
2101 6th Avenue North, Suite 750 / Birmingham, AL 35203
205-795-8925 office / 205-986-6866 fax
stsimpides@colonialprop.com

enc: (1)

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TO EA
WATER SUPPLY DIV.
2008 MAY 13 AM 11 19



UPGRADE WIRELESS METER PROPOSAL

March 31, 2008

Proposal for: **Water submetering
by American Utility Management**

AUM Contact: **Dave Carpenter**

Submitted to: **Colonial Properties Trust**

Property: **Colonial Village at Quarry Oaks
Austin, TX**

Number of Units: **533 units**

Capital Investment: \$55,151 (\$103/unit) (Excluding sales taxes and permit fees)

Estimated Sales Tax: \$4,015

Deposit for Materials & Taxes: \$44,171 (Required prior to equipment order)

Description of Equipment To Be Used

- Existing Master Meter meters. Existing meter will be retained and new meter reading electronics will be installed.
- Inovonics wireless transmitters
- Inovonics data concentrator and collector (DCC) unit, receiver and antenna
- Inovonics wireless repeaters
- Inovonics Tapwatch II software

Benefits of Inovonics Wireless Systems with existing meters

- Inovonics 900 MHz systems have become the industry standard for wireless technology.
- Inovonics systems are non-proprietary system that can be read by any billing company.
- Inovonics equipment is highly reliable, accurate and durable.
- Inovonics system allows AUM to remotely download meter reads daily.

Scope of AUM Installation

- AUM will test the operating standards of the existing meters. **Replacement meters are not included in the price of this proposal.**
- AUM will remove and dispose of any parts of the existing meter reading components excluding house wires and exterior boxes.
- AUM will install new meter read collars to the existing meters.
- AUM will supply, install, activate, register and program one (1) Inovonics Wireless transmitter to each existing water meters (533 units).
- AUM will furnish, install, activate, register & program one (1) data concentrator and collector (DCC) and system receiver.
- **Owner is responsible for providing power & dedicated phone line for the DCC.**
- AUM will furnish, install, activate, register & program up to 21 repeaters as necessary.

- **Owner is responsible for providing power for repeaters in locations identified by AUM.**
- AUM will submit progress reports throughout the job.
- AUM will prepare the meter system for data collection and billing.
- **Owner is responsible for providing deposit as indicated above prior to AUM ordering equipment.**

Assumptions The following assumptions have been because AUM has not entered each unit or reviewed the construction plans to confirm the plumbing configuration, condition and location of the shut off valves and the access to the plumbing lines.

- 533 units have one (1) water meter installed on the single cold water supply line.
- All existing meters are operational.
- Plumbing lines are ¾" in diameter.
- A water shut valve exists on the single supply line in each unit and on each building.
- In situations where the building shut off valves must be used to stop the flow to one or more units, AUM shall be permitted to shut off the building valve in order to service the meter(s).
- Water heaters, HVAC units, washer/dryer or other large appliances will not need to be removed to access the meters.
- Access to the meters will be free and clear. All resident items, belongings and property equipment will be removed prior to installation (**see Additional Service below if items are not removed prior to installation**)
- Access will be provided to all units.
- Owner is responsible for procuring and paying for all necessary permits

Exclusions

- Replacement meters
- Installation of missing meters or couplings
- Installation of power for DCC and repeaters
- Installation of phone line for DCC
- Installation or replacement of building or unit shut off valves
- Replumbing of any supply or service lines outside of what is required to install equipment of new meters.
- Removal and replacement of water heaters, HVAC units or other large appliances in order to gain access to meters
- Removal of exterior meter boxes and repair of exterior walls/siding
- Sales tax and permit fees have been excluded from the Capital Investment
- Procuring or paying for any permits

Additional Services

- \$75 per replacement meter
- \$35 per occurrence to remove personal items or property equipment (non large appliance items) in order to access and install meters.
- \$150-\$350 per water heater, HVAC unit or other large appliance removed and reinstallation (labor only)

Warranty

AUM provides a 1-year comprehensive warranty on the entire system (excluding the existing meters, plumbing and fixtures). **AUM will supply a diagnostic report on the system once a quarter and during the warranty period will repair and investigate each problem.**

AUM will supply and/or install the necessary meters and electronics equipment, as described above, to monitor water usage in individual apartments, allowing residents to control their own costs. Usage will be read and calculated monthly by our central computer system, and a detailed billing statement will be generated and mailed to each resident every month. A complete set of accounting reports and statements will be generated each month to allow for the tracking of resident payments and the planning of cash flow if AUM performs the collections.

THIS PROPOSAL IS VALID FOR 30 DAYS