



Filing Receipt

Filing Date - 2023-09-07 04:17:51 PM

Control Number - 54440

Item Number - 1134

CY 2023 Registration of Submetered or Allocated Utility Service

Registration Number: Not Entered

Property Owner

BG Property Owner LLC
2527 Fairmount Street
Dallas, TX 75201
(512) 480-9886
YES_RPMLiving@yardi.com

Property Manager

Yardi Energy Management - Emily Cochran
300 Bardin Greene Dr
Arlington, TX 76018
(719) 632-9100
emily.cochran@yardi.com

Property Where Utility Service Is Provided

Bardin Greene Apartments
300 Bardin Greene Dr
Arlington, TX 76018
(817) 646-9877
yes_rpmliving@yardi.com

Property Type: Apartment Complex

Information on Utility Service

Tenants are billed for? Both Water and Wastewater
Submetered or Allocated? Changing from Submetered to Allocated
Name of utility providing service: Arlington Utilities
Date billing begins: 6/1/2023

Changing from Submetered to Allocated

The following supporting documents were uploaded:

Letter - RUBS Request.pdf

Bardin Greene Proposal 1.13.22.pdf

Bardin Greene Approved Proposal 1.26.22.pdf

Bardin Greene Approved Proposal 7.12.21.pdf

Submeter Manufacture - Alcara Technologies.pdf

Method Used to Allocate Utility Charges

The following methods are used:

- Ratio Occupancy Method

Method Used to Offset Charges for Common Areas

The following methods were checked:

- Installed irrigation system that is/are separately metered or submetered.

Filing Party

This registration was filed by the Property Manager.

[INSERT COMPANY LETTERHEAD]

May 16, 2023
Public Utility Commission of Texas, Filing Clerk
1701 North Congress Ave
P.O. Box 13326
Austin, TX 78711-3326

RE: Request to Change from Submetered to Allocated Water Billing at Bardin Greene
Apartments: 300 Bardin Greene Dr, Arlington, TX 76018 (the "Property")

Dear Public Utility Commission of Texas:

The water submetering system at the above referenced Property is an old system which has experienced multiple instances of equipment failure since 06/2021 and requires replacement. Employees and contractors at the Property have made diligent efforts to repair the meters without success.

The Property has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. The enclosed proposal shows the significant cost for the replacement of the system which the Property's budget cannot support. Consequently, we believe that good cause exists pursuant to 16 Texas Administrative Code ("TAC") § 24.279(d) and Texas Water Code § 13.502(e) to change from submetered billing to allocated billing. If approved, it is our intent to provide existing tenants 35-day notice of the new allocation and request their written consent of such modification following 16 TAC § 24.279(c). New move-ins would be informed of the allocated water billing pursuant to TAC § 24.279(a) at the time of leasing.

We intend to use the following allocation system: deduct five (5%) of the water/wastewater bill to account for the common areas and allocate the remaining ninety-five (95%) back to the residents based on ratio occupancy per 16 TAC § 24.281. Irrigation is separately metered at the property and will not be used in the allocation per 16 TAC § 24.281(e)(1)(B)(iii).

We respectfully request approval of the conversion to water allocation billing for the Property. if you have any questions, please do not hesitate to contact me.

Sincerely,



Cheryl Caudill

Enclosure



MAINTENANCE REQUEST

Moody National Multi-Family Management

“Client” has requested a maintenance estimate (“Maintenance Estimate”) from YES Energy Management, Inc. (“YES”). By signing this document, Client agrees to the following:

- All work pursuant to this maintenance request is subject to the terms (including damage limitation provisions) of the agreement for utility billing services between YES and Client (e.g., Utility Billing Service Agreement, Energy Master Services Agreement).
- Client authorizes YES to perform all work specified in the attached Maintenance Estimate. Additional work will need to be approved in writing. However, Client will only be invoiced on the actual work performed.
- Unless otherwise noted in the Maintenance Estimate, Client shall not require YES to obtain any contractor’s license, permit or similar approval, or any other license or permit to perform the work.
- Pay all invoices submitted for the work performed within thirty (30) days after receipt of the invoice.
- YES warrants that all labor and materials per the Maintenance Estimate will be and remain free of defects for a period of one (1) year from the date when such work is substantially completed by YES.
- THE ABOVE WARRANTY SHALL NOT COVER DAMAGE, VANDALISM, TAMPERING, IMPROPER OR INSUFFICIENT MAINTENANCE, IMPROPER OPERATION, NORMAL WEAR AND TEAR, OR ELECTROMAGNETIC SIGNAL INTERFERENCE CAUSED BY THIRD PARTIES, CLIENT’S EMPLOYEES, OR CLIENT’S TENANTS. PRODUCT DEFECTS AFTER THE FIRST YEAR ARE COVERED SOLELY UNDER THE MANUFACTURER’S WARRANTY. EXCEPT AS EXPRESSLY SET FORTH IN THE MAINTENANCE ESTIMATE, AND TO THE FULLEST EXTENT ALLOWED UNDER APPLICABLE LAW, YES DISCLAIMS ALL EXPRESS, IMPLIED AND STATUTORY WARRANTIES WITH REGARD TO THE WORK AND THIS AGREEMENT INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

Bill To Address (If Other Than Property):

By:

Date:

Print Name:

Title:

MAINTENANCE ESTIMATE



Property Information

Attention <u>Property Manager</u>	
Property Name <u>Bardin Greene</u>	Estimate Date <u>1/13/2023</u>
Space _____	Estimate Exp Date <u>2/27/2023</u>
Property Acct# <u>p0073970</u>	Prop Mgmt <u>Moody National Multi-Family Management</u>
Address 1 <u>300 Bardin Greene Dr</u>	Phone _____
City <u>Arlington</u>	WO# <u>49318</u>
State <u>TX</u>	Yes Rep <u>Donna Barneck</u>
ZIP <u>76018</u>	Return Estimate To: <u>Tonya.Anderson@yardi.com</u>

System Information

DCU / Modem #: _____	Total # of meters: <u>285</u>
Read Type <u>Aclara</u>	Meters Functioning: <u>105</u>
Meter Type <u>ABB/SM15</u>	Meters To Be Serviced: <u>180</u>
Proposal Coordinator <u>Tonya Anderson</u>	% of Meters Operational: <u>36.84%</u>

Equipment & Labor Estimate

P/N	Equipment Description	Qty	Unit Price	Total Price
59972	MTW Water Meter, MJ20 SHORT Cold Poly Multi-jet, 1 pulse/10USG	3	\$ 42.00	\$ 126.00
25637	Connector Washer-H 3/4 (20mm)	6	\$ 0.50	\$ 3.02
39150	Aclara MTU Series 3000, 2 Way, Single Port, Pulse, 12ft Wire	19	\$ 114.80	\$ 2,181.20
39173	Aclara MTU Series 3000, 2 Way, Dual Port, Pulse	77	\$ 131.60	\$ 10,133.20
	** Due to COVID & Vendor Supply Chains,			
	Significant Lead Times can be Expected on all Equipment **			
Subtotal:				\$ 12,443.42

L&L	Labor Description	Qty	Unit Price	Total Price
L	Labor	100	\$ 125.00	\$ 12,500.00
L	Travel	24	\$ 75.00	\$ 1,800.00
L	Lodging			\$ -
L	Freight	1	\$ 80.00	\$ 80.00

By signing this document, you are authorizing YES to perform all work specified in this document. Additional work will need to be approved in writing. However, You will only be invoiced on the actual work performed. Parts and Labor are warranted by YES for 1 year for any manufacturer defect, or YES labor default.	Subtotal: \$ 14,380.00 Sales Tax 8.25% \$ 1,026.58 Labor Tax \$ - Total Estimate: \$ 27,850.01
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I agree to pay all invoices submitted for the work performed within 30 days after receipt of the invoice.

I have read and understand this maintenance estimate, and agree to all of its terms.

Signature _____	Date _____
Print Name _____	

Bill To Address If Other Than Property : _____

UNIT LISTING REQUIRING REPAIR



Property Name Bardin Greene
Property Acct# 0
Address 1 p0073970
Address 2 300 Bardin Greene Dr
City Arlington
State TX
ZIP 76018

Estimate Date: 1/13/2023
Estimate Exp Date 2/27/2023
Prop Mgmt Moody National Multi-Family Management
Phone 0
WO# 49318
Yes Rep Donna Barneck

Unit	Issue	Unit	Issue
1314	High Consumption		
1327	Low Consumption & Low Battery		** Please have maintenance available to
1817	Zero Consumption		escort the tech during service **
0422	Buddy to Unit 0412 - Access Needed		** Property will need to be sure washers
1827	Buddy to Unit 1817 - Access Needed		dryers are moved prior to service to
			ensure proper access and timely service **
0212	Inactive Transmitter		
0217	Inactive Transmitter	0412	Unit is not in the DCU - Warranty
0222	Inactive Transmitter	1614	Unit is not in the DCU - Warranty
0228	Inactive Transmitter	1624	Unit is not in the DCU - Warranty
0311	Inactive Transmitter		
0321	Inactive Transmitter	0916	Low Battery
0414	Inactive Transmitter	0917	Low Battery
0415	Inactive Transmitter	0921	Low Battery
0416	Inactive Transmitter	0923	Low Battery
0424	Inactive Transmitter	0924	Low Battery
0425	Inactive Transmitter	0926	Low Battery
0426	Inactive Transmitter	0927	Low Battery
0512	Inactive Transmitter	0928	Low Battery
0517	Inactive Transmitter	1012	Low Battery
0522	Inactive Transmitter	1014	Low Battery
0527	Inactive Transmitter	1015	Low Battery
0611	Inactive Transmitter	1016	Low Battery
0614	Inactive Transmitter	1017	Low Battery
0621	Inactive Transmitter	1022	Low Battery
0624	Inactive Transmitter	1024	Low Battery
0715	Inactive Transmitter	1025	Low Battery
0726	Inactive Transmitter	1026	Low Battery
0814	Inactive Transmitter	1027	Low Battery
0824	Inactive Transmitter	1028	Low Battery
0912	Inactive Transmitter	1114	Low Battery
0922	Inactive Transmitter	1115	Low Battery
1112	Inactive Transmitter	1116	Low Battery
1122	Inactive Transmitter	1117	Low Battery
1315	Inactive Transmitter	1124	Low Battery
1326	Inactive Transmitter	1125	Low Battery
1416	Inactive Transmitter	1126	Low Battery
1426	Inactive Transmitter	1127	Low Battery
1514	Inactive Transmitter	1128	Low Battery
1525	Inactive Transmitter	1211	Low Battery
1813	Inactive Transmitter	1212	Low Battery
1823	Inactive Transmitter	1216	Low Battery
2014	Inactive Transmitter	1221	Low Battery

2015	Inactive Transmitter	1222	Low Battery
2024	Inactive Transmitter	1226	Low Battery
2025	Inactive Transmitter	1228	Low Battery
2028	Inactive Transmitter	1311	Low Battery
		1316	Low Battery
0211	Low Battery	1321	Low Battery
0214	Low Battery	1324	Low Battery
0221	Low Battery	1413	Low Battery
0224	Low Battery	1417	Low Battery
0225	Low Battery	1423	Low Battery
0313	Low Battery	1427	Low Battery
0323	Low Battery	1512	Low Battery
0328	Low Battery	1513	Low Battery
0411	Low Battery	1515	Low Battery
0413	Low Battery	1516	Low Battery
0421	Low Battery	1517	Low Battery
0423	Low Battery	1522	Low Battery
0428	Low Battery	1523	Low Battery
0513	Low Battery	1526	Low Battery
0514	Low Battery	1528	Low Battery
0523	Low Battery	1611	Low Battery
0524	Low Battery	1612	Low Battery
0528	Low Battery	1615	Low Battery
0612	Low Battery	1617	Low Battery
0613	Low Battery	1621	Low Battery
0617	Low Battery	1622	Low Battery
0622	Low Battery	1625	Low Battery
0623	Low Battery	1627	Low Battery
0627	Low Battery	1628	Low Battery
0628	Low Battery	1713	Low Battery
0711	Low Battery	1716	Low Battery
0712	Low Battery	1723	Low Battery
0713	Low Battery	1727	Low Battery
0714	Low Battery	1815	Low Battery
0717	Low Battery	1816	Low Battery
0721	Low Battery	1825	Low Battery
0723	Low Battery	1826	Low Battery
0724	Low Battery	1828	Low Battery
0725	Low Battery	1911	Low Battery
0728	Low Battery	1912	Low Battery
0812	Low Battery	1914	Low Battery
0813	Low Battery	1915	Low Battery
0815	Low Battery	1916	Low Battery
0817	Low Battery	1921	Low Battery
0822	Low Battery	1922	Low Battery
0823	Low Battery	1924	Low Battery
0825	Low Battery	1925	Low Battery
0827	Low Battery	1926	Low Battery
0828	Low Battery	1928	Low Battery
0911	Low Battery	2012	Low Battery
0913	Low Battery	2017	Low Battery
		2022	Low Battery
		2027	Low Battery

MAINTENANCE ESTIMATE



Property Information

Attention	Property Manager		
Property Name	Bardin Greene	Estimate Date	1/19/2022
Space		Estimate Exp Date	3/5/2022
Property Acct#	p0073970	Prop Mgmt	Moody National Multi-Family Mang.
Address 1	300 Bardin Greene Dr	Phone	
City	Arlington	WO#	41178
State	TX	Yes Rep	Haley Schubert
ZIP	76018	Return Estimate To:	Tonya.Anderson@yardi.com

System Information

DCU / Modem #:		Total # of meters:	285
Read Type	Aclara	Meters Functioning:	192
Meter Type	ABB PSMT	Meters To Be Serviced:	93
Proposal Coordinator	Tonya Anderson	% of Meters Operational:	67.37%

Equipment & Labor Estimate

P/N	Equipment Description	Qty	Unit Price	Total Price
39150	Aclara MTU Series 3000, 2 Way, Single Port, Pulse, 12ft Wire	1	\$ 96.20	\$ 96.20
39173	Aclara MTU Series 3000, 2 Way, Dual Port, Pulse, Outdoor	39	\$ 109.20	\$ 4,258.80
24205	SM15, Bronze lead free 5/8x3/4 w/pulse output	7	\$ 57.20	\$ 400.40
25637	Connector Washer-H 3/4 (20mm)	14	\$ 0.47	\$ 6.58
	#N/A			
** Due to COVID & Vendor Supply Chains, Significant Lead Times can be Expected on all Equipment **				

Subtotal: \$ 4,761.98

L&L	Labor Description	Qty	Unit Price	Total Price
L	Labor	55	\$ 100.00	\$ 5,500.00
L	Travel	14	\$ 65.00	\$ 910.00
L	Lodging			\$ -
L	Freight	1	\$ 70.00	\$ 70.00

Subtotal: \$ 6,480.00

Sales Tax 8.25% \$ 392.86

Labor Tax \$ -

Total Estimate: \$ 11,634.84

Please select one of the following options:

I agree to pay all invoices submitted for the work performed within 30 days after receipt of the invoice.

I have read and understand this maintenance estimate, and agree to all of its terms.

Signature

Date 1/26/2022

Print Name Leslie Benson

Bill To Address If Other Than Property : _____

UNIT LISTING REQUIRING REPAIR



Property Name Bardin Greene
Property Acct# 0
Address 1 p0073970
Address 2 300 Bardin Greene Dr
City Arlington
State TX
ZIP 76018

Estimate Date: 1/19/2022
Estimate Exp Date 3/5/2022
Prop Mgmt Moody National Multi-Family Mang.
Phone 0
WO# 41178
Yes Rep Haley Schubert

Unit	Issue	Unit	Issue
0211	Inactive Transmitter - Single Port	0316	Low Battery - Dual Port
0213	Inactive Transmitter - Dual Port	0317	Low Battery - Dual Port
0223	Inactive Transmitter - Dual Port	0322	Low Battery - Dual Port
0417	Inactive Transmitter - Dual Port	0324	Low Battery - Dual Port
0427	Inactive Transmitter - Dual Port	0325	Low Battery - Dual Port
0914	Inactive Transmitter - Dual Port	0326	Low Battery - Dual Port
0925	Inactive Transmitter - Dual Port	0327	Low Battery - Dual Port
1013	Inactive Transmitter - Dual Port	0515	Low Battery - Dual Port
1023	Inactive Transmitter - Dual Port	0516	Low Battery - Dual Port
1111	Inactive Transmitter - Dual Port	0525	Low Battery - Dual Port
1113	Inactive Transmitter - Dual Port	0526	Low Battery - Dual Port
1121	Inactive Transmitter - Dual Port	0616	Low Battery - Dual Port
1123	Inactive Transmitter - Dual Port	0626	Low Battery - Dual Port
1213	Inactive Transmitter - Dual Port	0712	Low Battery - Dual Port
1223	Inactive Transmitter - Dual Port	0716	Low Battery - Dual Port
1314	Inactive Transmitter - Dual Port	0722	Low Battery - Dual Port
1325	Inactive Transmitter - Dual Port	0727	Low Battery - Dual Port
1411	Inactive Transmitter - Dual Port	1011	Low Battery - Dual Port
1414	Inactive Transmitter - Dual Port	1021	Low Battery - Dual Port
1421	Inactive Transmitter - Dual Port	1117	Low Battery - Dual Port
1424	Inactive Transmitter - Dual Port	1127	Low Battery - Dual Port
1511	Inactive Transmitter - Dual Port	1312	Low Battery - Dual Port
1516	Inactive Transmitter - Dual Port	1317	Low Battery - Dual Port
1521	Inactive Transmitter - Dual Port	1322	Low Battery - Dual Port
1527	Inactive Transmitter - Dual Port	1328	Low Battery - Dual Port
1612	Inactive Transmitter - Dual Port	1517	Low Battery - Dual Port
1622	Inactive Transmitter - Dual Port	1528	Low Battery - Dual Port
1711	Inactive Transmitter - Dual Port	1613	Low Battery - Dual Port
1714	Inactive Transmitter - Dual Port	1623	Low Battery - Dual Port
1715	Inactive Transmitter - Dual Port	1811	Low Battery - Dual Port
1721	Inactive Transmitter - Dual Port	1814	Low Battery - Dual Port
1725	Inactive Transmitter - Dual Port	1821	Low Battery - Dual Port
1726	Inactive Transmitter - Dual Port	1824	Low Battery - Dual Port
2011	Inactive Transmitter - Dual Port		
2013	Inactive Transmitter - Dual Port	0225	Zero Consumption - Dual Port
2016	Inactive Transmitter - Dual Port	0412	Zero Consumption - Dual Port
2021	Inactive Transmitter - Dual Port	0511	Zero Consumption - Dual Port
2023	Inactive Transmitter - Dual Port	0612	Zero Consumption - Dual Port
2026	Inactive Transmitter - Dual Port	0613	Zero Consumption - Dual Port
		0913	Zero Consumption - Dual Port
0215	Low Battery - Dual Port	1624	Zero Consumption - Dual Port
0216	Low Battery - Dual Port		

0226	Low Battery - Dual Port		Access Into the Following Units will
0227	Low Battery - Dual Port		be Needed as well, Since they
0312	Low Battery - Dual Port		are Buddy Units to the Above
0314	Low Battery - Dual Port		Zero Consumption Units
0315	Low Battery - Dual Port		
		0214	Access Needed
		0422	Access Needed
		0521	Access Needed
		0622	Access Needed
		0623	Access Needed
		0923	Access Needed
		1614	Access Needed

MAINTENANCE ESTIMATE



Property Information

Attention	Property Manager		
Property Name	Bardin Greene	Estimate Date	6/11/2021
Space		Estimate Exp Date	7/26/2021
Property Acct#	p0073970	Prop Mgmt	Moody National Multi-Family Mgt
Address 1	300 Bardin Greene Dr	Phone	
City	Arlington	WO#	36707
State	TX	Yes Rep	Cindy Haugen
ZIP	76018	Return Estimate To:	Tonya.Anderson@yardi.com

System Information

DCU / Modem #:	Total # of meters:
Read Type	Aclara
Meter Type	ABB PSMT
Proposal Coordinator	Tonya Anderson
	Meters Functioning:
	Meters To Be Serviced:
	% of Meters Operational:

Equipment & Labor Estimate

P/N	Equipment Description	Qty	Unit Price	Total Price
39221	Aclara DCU II Two Way Ethernet T-Board	1	\$ 5,850.00	\$ 5,850.00
	** DCU Presenting Offline & Upgrade Required **			
	** Direct Highspeed Internet Required in the Location of the New DCU **			
Subtotal:				\$ 5,850.00

L&L	Labor Description	Qty	Unit Price	Total Price
L	Labor	3	\$ 100.00	\$ 300.00
L	Travel	2	\$ 65.00	\$ 130.00
L	Lodging			\$ -
L	Freight	1	\$ 145.00	\$ 145.00
Subtotal:				\$ 575.00
By signing this document, you are authorizing YES to perform all work specified in this document. Additional work will need to be approved in writing. However, You will only be invoiced on the actual work performed.			Sales Tax	8.25% \$ 482.63
			Labor Tax	\$ -
			Total Estimate:	\$ 6,907.63

Please select one of the following options:

I agree to pay all invoices submitted for the work performed within 30 days after receipt of the invoice.

I have read and understand this maintenance estimate, and agree to all of its terms.

Signature: Leslie Benson
 Print Name: Leslie Benson

Date: 7-9-21

Bill To Address If Other Than Property : _____



YES ENERGY
MANAGEMENT

Dear Public Utility Commission of Texas,

The current submetering system manufacture at Bardin Greene is Aclara Technologies.

Kind Regards,

YES Energy Management