



Filing Receipt

Filing Date - 2024-02-16 03:00:42 PM

Control Number - 56021

Item Number - 169

CY 2024 Registration of Submetered or Allocated Utility Service

Registration Number: S5000

Property Owner

Juniper Frankford LP
520 Post Oak Blvd, Suite 575
Houston, TX 77027
(832) 538-0114
rcantu@1stchoiceinc.com

Property Manager

First Choice Management, Inc.
520 Post Oak Blvd., Suite 575
Houston, TX 77027
(832) 568-0114
rcantu@1stchoiceinc.com

Property Where Utility Service Is Provided

Chilton Village Apartments
2722 Frankford Ave.
Lubbock, TX 79407
(806) 799-0035
rcantu@1stchoiceinc.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: City of Lubbock
Date billing begins: 2/16/2024

Changing from Submetered to Allocated

The following supporting documents were uploaded:
Chilton Village Apartments_Petition to Allocate_Filed 02.16.24.pdf

Method Used to Allocate Utility Charges

The following methods are used:

- Occupancy Method
- Occupancy and Size of Rental Unit, Percentage = 50%

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 Owner.

**Public Utilities Commission of Texas
Attn: Filing Clerk, Central Records
1701 N Congress Avenue
PO Box 13326
Austin, TX 78711-3326**

**Re: Application for Approval to Waive Submeter Requirement and Permit Allocated
Billing for Chilton Village Apartments (\$5000)**

To Whom It May Concern:

Please accept this letter and supplemental information as application for approval from the Public Utility Commission of Texas ("Commission") to waive the submeter requirement for purposes of water quantity measurement for Chilton Village Apartments located at 2722 Frankford Avenue, Texas 79407 ("the Property"), and permit allocated billing pursuant to P.U.C. SUBST. R. 24.123(d)(1)(2). The rule also requires that a property owner obtain written approval from the Commission in order to convert from submeter billing to an allocation methodology for water/sewer billing.

The Property is a three hundred and two (302) unit one story apartment community built in 1985. The Property's current submetering system is obsolete and would need to be replaced in order to continue billing residents via submeter usage. The cost to install submeters at this Property would be approximately \$40,770.00 based on the attached Proposal, Exhibit A, and unfortunately, such financial commitment is not feasible for the Property at this time. Therefore, the Property request PUC approval to bill residents for their water/sewer using a PUC approved allocation methodology.

Should the Commission approve the allocation methodology, all required residential notices and lease documentation will be provided to the residents at least 35 days prior to implementation as required. Our third party billing provider will implement a common area deduction based on the Property's common area characteristics in accordance with the PUC rules. Upon receipt of approval, we will then file a revised registration form with the Commission reflecting the allocation method and common area deduction.

We hope the Commission finds the information provided herein helpful in demonstrating good cause to switch permitted billing methods. We are confident that the market-rate residents of our community will be able to maintain greater control over their level of water/sewer charges through this approval rather than costs being included in their rent. Should the Commission have any further questions or concerns, please contact me at your earliest convenience. We appreciate the Commission's time and effort in looking into this matter and look forward to receipt of a response.

Respectfully submitted,

Robert Cantu
832-538-0114
rcantu@1stchoiccinc.com



EXHIBIT A

Installation Proposal | Retrofit | Water Sub-Metering (TX)

February 15, 2024

First Choice Management Grop

520 Post Oak Blvd. Ste 575
Houston, TX 77027
832.538.0114

Dear Robert,

Thank you in advance for allowing Minol the opportunity to present this sub-metering proposal for **Chilton Village - Lubbock TX**.

Minol pioneered the sub-metering industry more than 60 years ago. Today, we offer a broad range of metering and installation services for electric, water and gas. With Minol's Installation Program you can take confidence in knowing that our technicians are highly-trained in the latest metering technologies. Our team can service and manage virtually any existing meter system as well as retrofit properties for metering services. The Minol Service Team has one of the largest, in-house field operations teams servicing and maintaining more than 750,000 meter points each month nationwide.

Minol understands that you have many choices when it comes to choosing a utility management company. We have built upon our continued success in the sub-metering industry to develop additional programs that maximize recovery across all areas of your business:

Meter Installation and Maintenance

☑ Electric ☑ Gas ☑ Water

Utility Billing Solutions

☑ Convergent Billing ☑ Electronic Data Exchange ☑ Online Reporting and Account Access ☑ Ongoing Regulatory Compliance

Energy Management

☑ Bill Auditing and Analysis ☑ Bill Payment ☑ Vacant Unit Cost Recovery ☑ Budget Planning

Water Conservation

☑ Water Saving Components Installation ☑ Recovery Analysis ☑ Pay Out of Savings

Property Management Software - Resman®

☑ Fully-Integrated Property Management and Billing Solution ☑ Complete Portfolio Management

We look forward to an opportunity to work with you in establishing a sub-metering program that is best suited for you. Please contact me at your earliest convenience for further information or to answer any questions you may have.

Sincerely,

Wil Castro

Regional Sales Manager - South Texas

Minol USA

346.314.3921 | toll free 888.766.1253
469.791.4761 fax | toll free 877.791.4761
wcastro@minolusa.com

Measure- Manage- Recover- Conserve

15280 Addison Road, Suite 100 ☑ Addison, TX 75001 ☑ Phone: 888.766.1253 ☑ Fax: 972.386.7711 ☑ minolusa.com

Rev – 2023-V1-01012023



Minol Installation Proposal | Retrofit | Water Sub-Metering (TX)

The following represents our proposed scope of work for **Chilton Village - Lubbock TX:**

Minol Responsibilities:

- Furnish **302** - 3/4" Minomess 130 Poly "COLD" water meters for a Full Capture application for installation by Minol Technician.
- Furnish **302** idler tubes and **604** meter couplings for installation by Client's preferred plumbing subcontractor.
- Furnish/Install the AMR network consisting of **1** gateway/data collector, **8** repeaters and **302** wireless transmitters.
- Programming and installation of all the data collection system components including connecting and mounting transmitters to the meters, repeaters and the data collector.
- All testing and troubleshooting to insure system integrity.
- Inventory report listing unit number, tenant space and corresponding equipment serial numbers.
- Coordination of system specifications and requirements with Project Management and other subcontractors.
- *Note: Installation of meters is to take place once lines have been properly flushed of any debris that could damage the meter and fixture(s) are in place to drain the water from the line.*

Client/Owner Responsibilities:

- Provide designated interior space for meters. Please see specification sheets for dimensional details. If meters are to be installed in ceilings, they must be located directly above access panels and with a minimum of 16" x 16" opening for access.
- Provide secure and environmentally controlled location and adequate space to install the data collector (*typically located in a manager's office or mechanical/phone room.*)
- Provide an internet connection via ethernet port for the data collector. Monthly connection charges related to communication are the responsibility of the Client.
- Provide a complete and accurate listing of unit and building numbers; this is necessary for the programming of transmitters and identification of all meters and transmitters to specific units.
- Provide a building turn schedule and a minimum of 2 weeks lead time for scheduling Minol technician onsite for installation.
- Licensing, fees, permits and any state-assessed inspection fees (initial and/or re-occurring) are the responsibility of the Client/Owner.
- *If project is located in Massachusetts, Client shall be solely responsible for compliance with laws and regulations of General Laws of Mass Part 2, Title 1, Ch. 186, Sec. 22(b) pertaining to requirement of submetering common areas. All common areas are to be submetered. The Client represents and warrants that all common areas are being submetered, or the Client has received a waiver to, or are not required to adhere to, the aforementioned requirement for submetering of common areas.*
- *If project is located in Massachusetts, Client is solely responsible for the completion of, and the filing of, the Board of Health Massachusetts Submetering Certification Forms at the local board of health serving the Property.*
- *For properties located in NY, CT, NC, TX or any other location that requires regulatory approval for use of sub-meters, the Client is solely responsible for obtaining such approval prior to the use of the installed sub-metering system for residential billing purposes or for other uses as appropriate.*

The Plumber will Provide/Install: (Client's preferred Plumbing Subcontractor)

- A plumbing loop with sufficient length, clearance and support to accommodate the meter and couplings installation in a horizontal orientation. See attached specifications.
- Transition fittings for connecting the threaded meter couplings to the piping.
- Installation of the idler tubes and meter couplings (supplied by Minol, Inc.) in the plumbing loop. Absolutely no pipe dope or plumbing tape is to be used on the threaded ends of idler tubes during installation. Must allow at least 4" of clearance around the tube and couplings; must not allow the tube and couplings to rest on top of the water heater for support.
- Installation of a cutoff valve on the supply side of each meter allowing shut-off of water prior to installation of meter.
- *Note: If project is located in Massachusetts, the plumber must agree to complete, sign and provide the Board of Health Massachusetts Submetering Certification Form, which is required to commence billing residents.*

The Electrician will Provide/Install: (Client's preferred Electrical Subcontractor)

- Installation of an ethernet port and 120v dedicated outlet for the data collector within six (6) feet of the location designated for the data collector.
- A 120-VAC dedicated outlet for each repeater located in the attic/breezeway access where Minol has advised repeaters are to be located.

Project/Contract Specified Exclusions:

- Cost for and securing of permits or bonds, Cost/Setup/Oversight of inspections and Joint check agreements.
- Minol personnel will only attend site meetings when working on site.
- Minol will provide installation locations of collector and repeaters for as-built drawings.
- Designated laborer for site composite cleanup crew.
- Material or labor associated with plenum wrapping of meters/transmitters due to Mechanical Inspector or Authority interpretation.
- Provide/install access panels for concealed work, mounting brackets, anchoring devices, guards, sleeves, transition fittings.
- Removal and draining of hot water tank and/or removal of washer/dryer to access meter location
- Installation of back flow preventers, if applicable.



Price:


Sub-Metering and AMR Reading System Installation for the property named **Chilton Village - Lubbock TX:**

302 units for a total cost of \$40,770*

(Proposal includes State Use Tax)

The contract price stated above is good for 90 days from the date of this Proposal. Due to market volatility or force majeure event(s) impacting access to materials and equipment, acceptance of this proposal after 90 days may result in price increases and/or delays in shipment. The pricing includes only items listed above and may be subject to modification following a site visit and installation consultation by a Minol representative. The pricing excludes applicable sales tax, permit and licensing fees, and any additional fees not itemized above. Upon presentation of a valid resale certificate from the general contractor, or a valid tax exemption certificate if contracting with the property owner, Minol will waive any applicable sales or use tax on the contract price. All prior negotiations or discussions involving pricing proposals are null and void. Minol reserves the right to amend, modify, or withdraw this proposal at any time, without notice, prior to acceptance by Client. If Client requires use of its own contract, any timeline requirements for contract execution requested by the Client will not be acceptable or adhered to by Minol.

Accepted by:



Client/Agent for Client

Roberto Cantu

Print Name

02/16/2024

Date

Minol

Print Name

Date

About Minol

Founded in 1952, Minol is the third largest Metering, Billing, Conservation and Energy Management provider with 2,500 employees and 32 offices worldwide. We are a privately held, family-owned company with a 60-year history of innovative metering technologies and consumption based billing of gas, electric, water and heating costs. As the third largest utility billing provider, our global team produces more than 5.4 million bills annually for 30,000 clients.

We operate in all major markets providing services for more than 300,000 in the multifamily and military markets, as well as commercial properties and government agencies.

We are proud to have achieved positive, strategic growth throughout our history. By partnering with Minol, you can be confident that you are our priority. We will constantly strive to maximize the value of your investment by continually identifying improvements and developing new opportunities that enhance your investment.